

CITY OF NORTHLAKE COMPREHENSIVE PLAN

DRAFT EXISTING CONDITIONS REPORT

August 10, 2012

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Acronyms

AADT – Average annual daily traffic
CATS – Chicago Area Transportation Study
CMAP – Chicago Metropolitan Agency for Planning
CMAQ – Congestion Mitigation and Air Quality Program
CM2020 – Chicago Metropolis 2020
CNT – Center for Neighborhood Technology
FHWA – Federal Highway Administration
GIS – Geographic Information System
HUD – U.S. Department of Housing and Urban Development
IDNR – Illinois Department of Natural Resources
IDOT – Illinois Department of Transportation
LEHD – Longitudinal Employment-Household Dynamics
LTA – Local Technical Assistance Program
MMC – Metropolitan Mayors Caucus
MPC – Metropolitan Planning Council
MPO – Metropolitan Planning Organization
NRPA – National Recreation and Parks Association
TIP – Transportation Improvement Program
VMT – Vehicle Miles Traveled

Introduction

Purpose of the Existing Conditions Report

The City of Northlake has decided to create a new comprehensive plan, which will define the vision of what the community wants to become and the steps needed to meet that vision. Having an accurate understanding of the area's existing conditions is necessary in order to develop an appropriate and effective plan that addresses the correct issues and concerns of the community.

This Existing Conditions Report—representing the accumulation of approximately three months of research, analysis, and public outreach activities—provides an overview of the current conditions in the Northlake community and is designed to provide an agreed upon “starting point” by which to move forward with the community to create a shared vision.

The Existing Conditions Report is organized in the following sections:

- Introduction
- Section 1: History and Regional Context
- Section 2: Summary of Previous Plans, Studies and Reports
- Section 3: Community Outreach Summary
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- Section 5: Economic Assessment
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- Section 11: Identity and Character
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Why Does Northlake Need a Comprehensive Plan?

Northlake has several issues that can be addressed through an update of its Comprehensive Plan. Residents and city leaders have expressed concern over the look of Northlake's commercial corridors, especially the important sections on North and Grand Avenues. The Comprehensive Plan can help set guidelines for new development in retail corridors, and coordinate streetscaping and other design efforts. An updated plan can also help Northlake better maintain its single family housing, the majority of its residential stock, as well as address needed repairs and improvements in some of the older, multi-family developments. Flooding of structures within the floodplain is an issue that the City has begun to address through agreements with affected homeowners, but alternative strategies for flood mitigation are still desirable.

Proposals that go beyond maintenance and refurbishment of existing community features can also be guided by a revamped comprehensive plan. The City has previously created plans for a mixed-used project to surround new condominiums on North Avenue; new planning can determine if this

redevelopment is desirable and feasible in the current economic environment. There has also been some discussion of using this type of mixed-use site to create a “town-center” area, which Northlake currently lacks. It’s also possible that other needs, including business development and recreational facilities, can be addressed through a coordinated approach to developing this site.

Another important consideration for Northlake’s planning process is the construction of an access ramp to the Tri State Tollway on North Avenue, currently in planning stages with IDOT. A new plan will allow the City to organize its land use and zoning policies to maximize the benefit of increased traffic and access to the Tollway. The community should also determine a long term approach for significant unincorporated areas that lie to the north and east, within the City’s 1 ½ mile planning jurisdiction.

The new comprehensive plan will serve as a guide for elected officials, municipal staff, community residents, business owners, and potential investors, allowing them to make informed administrative and implementation decisions about community development that affects land use, transportation, infrastructure, and capital improvements throughout the entire City.

What is a Comprehensive Plan?

A comprehensive plan outlines the vision of what a community desires to become, as well as the process that will allow it to realize that vision. In addition to providing a well-defined framework for the community’s development and investment goals, the plan will seek to explore and promote new opportunities and changing community trends.

Typically, a comprehensive plan is written to provide guidance for a community to work toward its vision over the next 10 to 15 years. Although the plan should be viewed as a long-term document, it should also be thought of as a resource to be used daily by the community to guide land use and development decisions. The comprehensive plan should also be considered a flexible document that can adapt with change. The municipality can update its comprehensive plan at any time to match local needs, interests, or opportunities. An update is typically recommended every five years to keep the plan as accurate as possible.

Elements of a Comprehensive Plan

A comprehensive plan is composed of a series of distinct yet interrelated elements defined by the ***Illinois Local Planning Assistance Act (Public Act 92-0768)***. That statute will be the basis for the City of Northlake plan, whose primary elements will include:

- Land Use
- Housing
- Parks and Open Space
- Transportation and Circulation
- Economic Development
- Implementation Strategies

More recently, comprehensive plans have also begun to include additional elements, which may either be unique sections in the plan or incorporated as common themes that run throughout the document. Additional elements that will be included in the Northlake plan are likely to include the creation of a shared vision with corresponding goals and objectives; community facilities; image and identity; and sustainability.

Under the ***Illinois Municipal Code (65 ILCS) 5/11-12-5(1)***, a municipal plan commission is responsible for preparing and recommending a “comprehensive plan for the present and future development or

redevelopment of the municipality.” The code also says “that the plan may include reasonable requirements with reference to streets, alleys, public grounds, and other improvements.”

What are the purposes of a Comprehensive Plan?

- Present the big picture and state the vision
- Involve the citizenry
- Guide regulation and public investment
- Give direction
- Protect the community

Source: Planning 1-2-3, Campaign for Sensible Growth, Metropolitan Mayors Caucus, and Metropolitan Planning Council

Relationship with the GO TO 2040 Regional Comprehensive Plan

The Northlake comprehensive plan’s high priorities should be to provide guidance at the local level and to address community needs and desires. However, in preparing for the plan, the City should closely look at how Northlake fits into the larger region, in order to understand and plan for the impact of regional economic and demographic changes.

A summary of the recently released GO TO 2040 Regional Plan prepared by the Chicago Metropolitan Agency for Planning (CMAP) is included in **Section 1 of the Existing Conditions Report**. In addition to an overview of GO TO 2040’s themes and policies, that section identifies specific regional recommendations that are likely to have an impact on the content of Northlake’s new comprehensive plan.

GO TO 2040 states that “municipalities are critical to the success of GO TO 2040 because of their responsibility for land use decisions, which create the built environment of the region and determine the livability of its communities. The most important thing that a municipality can do to implement GO TO 2040 is to take this responsibility very seriously.” By undertaking a planning process to create a new comprehensive plan, Northlake has taken responsibility for guiding its future and demonstrated its commitment to helping shape the future of the region as well.

Planning Process

The planning process to create the City’s Comprehensive Plan includes multiple steps and will last approximately 8-10 months. The process has been crafted with City staff, and has been designed to include resident and business owner input throughout. Key steps in the planning process are illustrated in the following flow chart:

INSERT FIGURE ONE: PLANNING PROCESS FLOW CHART

Public Participation

Public participation is a cornerstone of the planning process. Through public workshops, one-on-one interviews with key stakeholders, focus groups, and on-going communication with the Planning and Zoning Commission, CMAP and the City are working to ensure that all issues, concerns, and needs are identified. Public input is gathered from residents, local business owners, religious institutions, education providers, appointed and elected officials in Northlake which will aid in establishing priorities that are clearly defined and recognized by all participants and beneficiaries of the new Comprehensive Plan.

In addition to Northlake’s residents, business owners, elected and appointed officials, and City staff, a number of other participants and organizations were involved throughout the process. Local representatives from public and private sector organizations have participated in the initial outreach

activities These include, but are not limited to: Northlake City Council, Northlake Zoning Board of Appeals and Economic Development Commission, Northlake Fire, Police and Public Works Departments, Northlake Chamber of Commerce, Veteran's Park District, Memorial Park District, local public schools, religious institutions, Northlake Public Library, local non-profit organizations, Metropolitan Planning Council, Center for Neighborhood Technology (CNT), Regional Transportation Authority (RTA), Pace, and Metra.

Next Steps

After the Existing Conditions Report is presented to the Zoning Board of Appeals and Economic Development Commission, the next step in the process is to create a shared vision based on the input received from elected officials, residents, and business owners. This vision will describe Northlake's future based on shared community values, and guide decision-making processes for the project.

Building upon the Existing Conditions Report and the vision developed through community input, CMAP will present a Draft Plan to the Zoning Board of Appeals and Economic Development Commission for approval. CMAP will then incorporate the vision, goals, and objectives as elements in Northlake's new Comprehensive Plan.

Section 1: History and Regional Context

Northlake History

The City of Northlake encompasses three square miles along Addison Creek in west central Cook County. World War II brought a Buick defense factory to nearby Melrose Park, and farmland in Northlake was converted to residential neighborhoods for plant workers. The City's name is derived from two major thoroughfares, North Avenue and Lake Street, which intersect at Northlake's western boundary. Reportedly, naming rights for the town were awarded in a contest hosted by an early land developer, Midland Development Company. In order to quickly and affordably settle war-time workers, Midland built housing shells in Northlake, advertised them as "semi-finished," and required plant employees who purchased the homes to finish the interiors, electrical work, and exterior painting. The City was incorporated in 1949, with an initial population of 3,000.

In the 1950s, construction of the Tri State Tollway on Northlake's western border attracted industrial development. One of the City's largest employers was Automatic Electric, a telephone-switching equipment manufacturer that employed a workforce of 14,000 by the 1970s.¹ Another important industrial business was Scholle Chemical, also locating its facilities near the Tollway.

Northlake was formerly home to the Westward Ho golf course, one of the country's premier golf facilities before its closure in 1957. Golf course land was used for Automatic Electric's facility; another portion was sold to Villa Scalabrini Home for the Aged, a facility dedicated to the care of elderly Italian-Americans. Fundraising for Villa Scalabrini's construction was supported by Frank Sinatra and Jimmy Durante, well-known Italian-American entertainers.

The 1960s, 70s, and 80s brought significant commercial development to Northlake, as well as the construction of the current city hall, library and police station. This era also saw the completion of large infrastructure projects – street paving, curb and sewer installation, replacement of wooden bridges over Addison Creek with concrete spans, and the construction of the Doyle Retention Basin – named after Eugene Doyle, Northlake's mayor from 1968 to 1989 – to alleviate recurring flood issues.² In 1969 the O'Hare-Airport Hotel (now Concord Place senior community) opened adjacent to I-294, the tallest building in the western suburbs at the time.

In recent years, changes have been made to the structure and operation of local government, allowing the city to enhance public services and effectively pursue economic development. Northlake residents voted to grant the city government "home rule" authority in 1994, as well as modifying the city-manager form of government by making the mayor a full-time position. The Northlake Commons shopping center, currently housing a Home Depot, Sam's Club, and Walmart among other businesses, was constructed as part of a tax increment financing district. Mayor Jeffrey Sherwin, currently in office, has implemented standard accounting procedures and other financial safeguards in order to bring greater financial stability to Northlake's operations. Public services have also been upgraded, including personnel and equipment investments in the police department. Moreover, the city has joined with Melrose Park and six other suburban communities to bring City of Chicago water to the area, ensuring a reliable and affordable source of water for future years.

¹ <http://encyclopedia.chicagohistory.org/pages/907.html>

² <http://www.northlakecity.com/history.htm>

Northlake continues to provide a high quality of life for residents and a welcoming environment for business activity. The City now offers 36 acres of parkland, including Centerpoint Reserve, a 32 acre site with a walking/bicycle path that was donated to public use by a local, industrial real estate company (Centerpoint Industries). Due to its location at the intersection of two major expressways, Northlake is home to many warehousing enterprises, such as Delta Unibus, Corona Beer, and Dominicks. Northlake's proximity to O'Hare International airport has also attracted logistics and freight-forwarding businesses.

Northlake's motto is the "city of friendly people."

City Location

Northlake is a city in west central Cook County. It is bordered by Elmhurst to the west, Franklin Park to the north, Melrose Park and Stone Park to the east, and Berkeley and Bellwood to the south. Large, unincorporated land parcels exist to the City's north and east.

Northlake is located along Addison Creek, within proximity to O'Hare International Airport and two major expressways, I-294 (Tri State Tollway) and I-290 (Eisenhower Expressway). The city is not directly served by CTA or Metra rail lines.

The following are some approximate driving distances from the City of Northlake to key local and regional destinations:

Interchange of Tri-State Tollway (I-294) and Eisenhower Expressway (I-290) – 2 miles

Franklin Park Metra Station (Milwaukee West Line) – 3 miles

Bellwood Metra Station (Union Pacific West Line) – 3 miles

Berkeley Metra Station (Union Pacific West Line) – 4 miles

CTA Blue Line (Rosemont) – 5.6 miles

Kennedy Expressway (Cumberland Avenue Interchange) – 7 miles

CTA Green Line (Harlem/Lake) – 7 miles

O'Hare International Airport – 8 miles

City of Chicago "The Loop" – 17 miles

Chicago Midway International Airport – 18 miles

INSERT FIGURE TWO: CITY OF NORTHLAKE

INSERT FIGURE THREE: REGIONAL LOCATION MAP

INSERT FIGURE FOUR: SUBREGIONAL LOCATION MAP

GO TO 2040 Plan

Key points and regional projects identified within the GO TO 2040 plan are identified in this section, and discussed in regards to their relevance to the City of Northlake.

Local Planning as a High Priority

One of GO TO 2040's priorities is to promote comprehensive planning in local communities. The GO TO 2040 plan recommends supporting local planning through grant programs (such as the Local Technical Assistance program), infrastructure improvements to implement plans, technical assistance, and collaboration between municipalities on shared priorities.

Achieve Greater Livability through Land Use and Housing

GO TO 2040 supports investment in existing communities to create opportunities for more compact, walkable, and mixed-use development, with a range of housing options. The plan also recognizes that “one size does not fit all”. The GO TO 2040 plan strives to balance the need for local autonomy and regional cooperation. It provides principles that can be used by local governments, like the City of Northlake, when making development or infrastructure investment decisions in their communities. To support more compact development and redevelopment, the plan targets investment in existing communities, but even development in new areas can and should support livability.

GO TO 2040 also identifies a limited number of major transportation capital projects, which are new or expanded facilities that can be funded within the timeframe of the plan. Their combined impact will result in economic growth, reduced congestion, shorter commutes, and improved job accessibility. The series of projects that are most likely to directly impact the City of Northlake include the Elgin O’Hare Expressway and West O’Hare Bypass Improvements.

This multi-component project will improve access to areas west of O’Hare International Airport and also to a proposed West O’Hare Terminal. The project consists of the following: a) a western expressway bypass of O’Hare Airport; b) an extension of the Elgin O’Hare Expressway from I-290/IL 53 to the Western O’Hare bypass and West O’Hare Terminal; and c) adding one lane in each direction from four to six lanes total on the existing Elgin O’Hare Expressway.

Section 2: Previous Plans, Studies and Reports

This section provides a summary and analysis of the existing City plans and studies that will likely inform and impact the ultimate recommendations of the new Comprehensive Plan. The previous documents

have been reviewed to assist in building upon any current or still relevant findings and recommendations to create an all-encompassing Comprehensive Plan.

The following are the existing plans, studies and reports that are reviewed in this section:

- City of Northlake Comprehensive Plan (1994)
- Homes for a Changing Region (2008)
http://www.metroplanning.org/uploads/cms/documents/homesforachangingregion_phase2_yr2.pdf
- Metropolitan Planning Council's Community Building Initiative (*Draft only*) (2009)
- Elgin O'Hare West Bypass Advisory Report (2011)

Elgin O'Hare West Bypass (EOWB) Advisory Report (2011)

Planning for an Elgin O'Hare Expressway dates to the 1960s; however, only a short section of the expressway, between US 20 (Hanover Park) and I-290, had been completed by the mid-1990s. In 2005, Congress passed the Safe Accountable, Flexible, Efficient Transportation Equity Act, a Legacy for Users (SAFETEA LU), designating the Elgin O'Hare West Bypass (EOWB) as a project of national and regional significance, and providing \$140 million in funding for the project. IDOT began the planning process in 2007, analyzing the three components of the Elgin O'Hare Expressway and the Bypass Improvements as a joint project.

Illinois Governor Pat Quinn created the Elgin O'Hare West Bypass Advisory Council in 2010, and directed the body to make recommendations in implementation, financing, and operations for the project. According to the Elgin O'Hare West Bypass Advisory Report, submitted to Governor Quinn in June of 2011, the project could produce long-term economic benefits for Northlake, including 100,000 ft² of added industrial capacity, 400 new jobs, and \$178,000 annually in additional taxes from new development.³

The Tier One study, completed in June Of 2010, identified a preferred alternative and produced a draft environmental impact statement. Tier Two analysis, currently in progress, will study the preferred alternative in greater detail, including consideration of options for financing the project and a final environmental impact report. These studies, including engineering reports and a project financial plan, are scheduled to be released throughout 2012, with a final record of decision due in late 2012. Construction on western portions of the expressway could begin as early as 2013, with eastern sections and the bypass work continuing through 2025. Of the \$3.4 billion identified in total project costs, \$3.1 billion will come from the Illinois Tollway Authority's (ITA) recent toll increases. IDOT and ITA are currently seeking an additional \$300 million in order to meet construction projections. Northlake officials have been involved throughout the project in a stakeholder input process.

Chicago Metropolis 2020's Home for a Changing Region: Phase 2 (2008)

Homes for a Changing Region is a multi-phase initiative originally undertaken jointly by the Metropolitan Mayors Caucus (MMC) and the Chicago Metropolis 2020 (CM 2020). Currently, the initiative is led by MMC, the Metropolitan Planning Council (MPC), and CMAP. The goal of the project is to provide

³http://www.elginoharewestbypass.org/TierTwo_AdvisoryCouncilFinalReport/EOWB%20Advisory%20Council%20Final%20Report.pdf

communities in the Chicago metropolitan region with in-depth housing analysis that would play a key role in enabling them plan effectively for the future housing needs of their citizens.

In Phase 1, MMC and CM 2020 worked with Fregonese Associates to project the housing supply and demand in the six-county Chicago metropolitan region, identify imbalances that would impact the regional housing market, and provide recommendations to address these imbalances at the local, regional, and state level. Completed in 2009, Phase 2 of the study involved nine specific Chicago region communities including Aurora, Gurnee, Libertyville, Montgomery, Northlake, Oak Forest, Blue Island, Plainfield, and Woodstock. The Northlake Housing Policy Action Plan is built upon an analysis of demographic trends and existing housing conditions.

Northlake sought to participate in the Homes for Changing Region demonstration project as a means to get outside input and feedback related to its future redevelopment ideas as well as a forward-looking projection of its anticipated housing needs. Research showed in the report that an additional 552 owner-occupied and 132 rental homes could meet the projected demand in Northlake by 2030. Further analysis showed that the current zoning regulations would allow up to 610 new homes (both owner and rental). This is short of the 685 units needed, however the report states that zoning modifications would make up the difference.

During initial discussions several major redevelopment ideas were discussed including a possible mixed-use project adjacent to the floodway near Wolf Road and North Avenue. It was then discovered through those discussions that the possible redevelopment at that location could create over half of the new housing that Northlake was projected to need by 2030. This significant redevelopment project is recommended in the “Homes” report to build upon the developed Wolf Ridge Condominium building.

The City of Northlake, acting as the developer, constructed a 60-unit, six story condominium building called Wolf Ridge in 2007. The City of Northlake developed Wolf Ridge to provide new market-rate housing in the community. Unfortunately the project opened in the economic downturn. According to its website, Wolf Ridge currently offers one, two and three bedroom units ranging from 1,180 to 1,790 square feet of living area.

As discussed in great detail on Page 49 of the “Homes” report, the mixed use development could become a model for compact, mixed-use, townhome and small lot single-family development along with open space preservation. The focus area boundaries are North Avenue to the south, Wolf Road to the west, East Country Club Drive and Belle Drive to the north, and North Prater to the east. To make the development possible the report notes that the City would need to purchase and remove homes in the flood plain.

The following housing development strategies were recommended in the plan:

- Create a major mixed-use development near the floodway adjacent to Wolf Road and North Avenue and near the new Wolf Ridge Condominiums project. This development would feature new open spaces surrounded by infill housing, dominated by townhomes and small lot single-family homes. It would also feature a redesigned North Avenue streetscape. City parking requirements would need to be modified to make such a development possible.
- Consider annexing property on the northern boundary of the City. Ideally reach a boundary agreement with Franklin Park which would eliminate all the unincorporated land between the two cities.
- Encourage local housing rehabilitation using incentives including pre-approved home enhancement designs.

- Consider further mixed-use development as well as streetscaping improvements along North Avenue. Also explore the possibility of creating Bus Rapid Transit (BRT) along North Avenue.
- Plan to redevelop and improve selected multi-family rental dwelling units. Some may be converted to affordable condominiums.

Metropolitan Planning Council's Community Building Initiative (2009)

To further explore its housing and redevelopment opportunities and build upon the Homes for a Changing Region Report, the City in 2009 began to work with the Metropolitan Planning Council (MPC) to identify potential next steps. Through its Community Building Initiative, MPC established a Northlake Task Force consisting of eleven real estate professionals whom volunteered their expertise. The Task Force focused on Creekside Village and the area near Wolf Road and North Avenue. Although Task Force members and MPC representatives presented recommendations to City Council in 2009 the report was never officially adopted.

City of Northlake Comprehensive Plan (1994)

The City's current Comprehensive Plan was adopted in 1994. Because of the plan's age it is considered out dated and recently the City has been told by funding agencies that the plan needs to be updated to better assist the City in receiving grants. The following highlights some of the key goals and objectives that were stated in the 1994 plan.

The plan provides recommendations for the city and unincorporated parcels within 1 ½ miles of the corporate boundaries. The plan aims to support and strengthen the City as an attractive, family oriented and environmentally sensitive community.

According to the list of major recommendations in the plan, several of the recommendations appear to have been completed. The following are the major recommendations identified in the plan.

- Completed Recommendations
 - Redevelopment of a portion of the AG Communications, formerly Automatic Electric, property in order to accommodate a relocated City Hall and other recreational municipal facilities.
 - Reconfiguration of North Avenue frontage roads and provision for additional parking and landscaping.
 - Redevelopment of the abandoned mink farm at Maplewood and Lake for multi-family uses.
 - Annexation of areas which can be easily served by City utilities and extend the City's perimeter to logical boundaries. (areas identified were annexed)
 - Establishment of an upgraded image of the City from the public rights-of-way: 1) landscape elements of the main thoroughfares; 2) entry treatments of major gateways to the City.
 - Redevelopment of the properties on the southwest corner of North and Wolf for commercial uses (substantially completed, however today some vacant commercial properties exist along Wolf Road.)
- Recommendations Not Completed
 - New exit and entrance ramps to allow for direct access to both the northbound and southbound lanes of the Tri-State Tollway.
 - Redevelopment of multiple family parcels on the east side of Wolf and north of Lake for senior housing.

Section 3: Community Outreach Summary

For the Northlake Comprehensive Plan, a primary goal is to optimize community engagement, focusing particularly on populations that have typically been underrepresented or harder to reach in previous planning initiatives. A public outreach strategy was formulated by CMAP staff to emphasize broad-based

inclusion of Northlake residents and other stakeholders; such that the concerns and interests of Alsip's diverse community will be reflected in the goals of its comprehensive plan.

A major component to determining Northlake's existing conditions included meeting with City officials and the project's Steering Committee during the planning process. Working directly with the Steering Committee allowed for extensive outreach to take place in and around the community. The Northlake Comprehensive Plan Steering Committee comprised of the City Council, City staff and the Zoning Board of Appeals and Economic Development Commission. Aldermen from Northlake's four wards and the Zoning Board Commission were encouraged to reach their constituents during the planning process.

In addition to working closely with the steering committee, CMAP is engaging key stakeholders in the Northlake area gain further insight into the needs and goals of the community. Part of the outreach process involves holding public meetings and focus groups throughout the next six to nine months.

The main outreach approach for the Northlake community is to engage the growing diverse populations residing in the community. According to the US Census Data from 2010, 52% of Northlake is Hispanic and 40% is White. CMAP is working directly with residents, local community organizations, churches, public library, parks and schools in order to reach a wider demographic.

Public Participation

Public participation is a cornerstone of the comprehensive planning process. Through public workshops, one-on-one interviews with elected officials and other stakeholders, expert panel discussions, stakeholder meetings, and on-going communication with Northlake City Council, Northlake Zoning Board of Appeals and Economic Development Commission, CMAP and the City are working to ensure that all issues, concerns, and needs are identified, establishing priorities that are clearly defined and recognized by all participants and beneficiaries of the new comprehensive plan.

In addition to Northlake's residents, business owners, elected and appointed officials, and City staff, a number of other participants and organizations will be involved throughout the process. Local representatives from public- and private-sector organizations who have participated in the initial outreach activities include, but are not limited to: Chamber of Commerce, Northlake Police Department, Fire Protection District, Veteran's Park District, Memorial Park District, Northlake Public Library District, public and private schools, senior citizen service providers, and religious institutions.

Public Outreach Strategy

For all of CMAP's Local Technical Assistance projects, a primary goal of the public outreach strategy is to ensure broad-based public involvement by focusing on populations that have typically been underrepresented or harder to reach in previous planning processes. Public involvement that starts at the beginning of these projects helps to build valuable community buy-in, which is necessary for the successful implementation of local planning projects. This outreach strategy is designed to help identify a wide range of community stakeholders holding various concerns and preferences about the future of Northlake. This outreach strategy will not only ensure the effective inclusion of the broad spectrum of stakeholders in the comprehensive planning process, it will also provide guidance to the city of Northlake for executing similar community engagement efforts in the future.

Cultivating relationships with the following groups of community stakeholders is critical to overall public participation in the Northlake comprehensive planning process:

- Past public event attendees

- Local community-based organizations
- School Officials and PTA representatives
- Park District
- Businesses and Industry
- Youth
- Senior citizens
- Representation from Hispanic community
- Churches and service agencies
- Major employers
- Major institutional leaders
- Civic and nonprofit groups
- Regional and sub-regional entities that relate to the City of Northlake

Overview of Outreach Activities

The following outreach activities will be used at key points throughout the planning process to obtain public input and to build stewardship for the plan:

- Develop community presentations
- Conduct interactive workshops
- Develop and enhance relationships and a stakeholder database
- Participate in community events
- Produce communication and media materials
- Evaluate outreach effectiveness

Public Workshop Summary – Challenges and Visioning

The first public meeting for the Northlake Comprehensive Plan took place on Thursday, June 21, 2012. It was held at the Sandra Vasquez Community Center from 6:30PM-8:30PM. To inform residents about the meeting, CMAP staff canvassed homes and businesses in the community. On-the-ground outreach in the community allowed for an effective meeting notification and also provided an additional opportunity for residents to provide input.

Another outreach strategy was to advertise and conduct the public meeting in both English and Spanish, with marketing material available in both languages.

At the workshop, residents and key stakeholders in Northlake were given an overview presentation of the benefits of updating their 1994 Comprehensive Plan. After the project overview was given, participants broke up into six groups and worked together to identifying issues and challenges facing the community. Each meeting participant filled out a worksheet that highlighted their top concerns followed by a group discussion. A leader was then selected from each group to report back their top two challenges which were concurrently being recorded in an interactive polling survey. All of the participants voted on what their top two challenges were and saw immediate polling results. The same workshop format was then utilized for the second half of the meeting which focused on visioning for the future. The visioning exercise was guided by a booklet that categorized major sections that make up the comprehensive plan i.e. land use, open space, and transportation. Maps and markers were also provided for groups to identify locations where improvements need to be made.

Out of the 25 participants, 30% identified the biggest challenge in the community as the two separate school districts; this was seen as creating divisions. Lack of adequate parking for businesses and a need

for anchor restaurants and shopping were also prioritized as main issues facing Northlake. Participants would also like to see the appearance and character of streets and storefronts improved as well as see more business development along Wolf Road and Lake Street.

At the end of the visioning exercise, a number of “Big Ideas” were shared and repeated by each group leader demonstrating a level of unison in a strong vision for the future of Northlake. An entertainment district and town center that includes bowling, theater and banquet hall was the most popular idea among participants. Attracting family restaurants that serve residents, as well as improving the overall appearance along major corridors like North Avenue, were also highlighted.

Key Person Interview Summary

In order to gain further insight into the issues and opportunities that exist in Northlake, CMAP staff will conduct interviews with several key stakeholders throughout the community. These individuals represent a wide variety of interests and perspectives, and ranged from institutional leaders to business owners to community leaders. While the discussions are confidential, the information provided by the key stakeholders will contribute to the plan.

The following is a list of stakeholders interviewed in the planning process thus far:

- Mayor Jeffrey Sherwin, Northlake City Mayor
- Mark E. Wrzeszcz, City Engineer, Christopher B. Burke Engineering, Ltd.
- Chief Robert W. Hjelmgren, Northlake Fire Protection District
- Bill Otte, Superintendent, Veteran’s Park District
- Donna L. Peluso, Executive Director, Veteran’s Park District
- Raleigh Ocampo, Librarian and Northlake Resident, Northlake Public Library

People who have been contacted for an interview:

- Northlake Police Department
- Northlake Public Works
- Memorial Park District
- Business Owners
- Manheim School District 83
- Leyden High School District 212

Section 4: Community Demographic Profile

Demographic Summary

To gain insight into the market and demographic dynamics that impact Northlake, data from the U.S. Census was gathered for analysis. Data discussed in this section comes from the 2000 U.S. Census, and from the 2005-2009 American Community Survey, both collected by the U.S. Census Bureau. For comparisons and trend analysis, data was also gathered for the same periods for Cook County and the Chicago, IL-IN Urbanized Area, which includes all contiguous areas with a population density of more than 1,000 persons per square mile.

Key Findings

- Northlake has seen minor population growth in the last 10 years, with a rise in Latinos residing in the area.** The city gained nearly 500 new residents between 2000 and 2010 and currently has 12,323 residents. A majority of its population is now Latino, reflecting strong growth in the Latino population over the past decade, which is in line with regional trends. While the white population decreased in recent years, the Latino population grew by 2,387 residents contributing to 52% of the population. The city's population has grown in cohesion through a strong network of schools, parks and open spaces, public library, worship areas, grocery stores and restaurants.
- Northlake is a younger community with a slightly low average household income in comparison to the Chicagoland region.** A significant portion of residents are between the ages of 20 to 49 years old. Northlake also has a larger average household size compared to the region. The average Northlake household makes \$53,000 a year; slightly less than the average household in the region.
- The majority of Northlake residents travel outside of the city for employment, yet most work within Cook and DuPage counties.** The City of Chicago is the single largest employment location for Northlake residents.

Demographic Analysis

The average household size in Northlake is higher compared to the counties and the Chicago region. Northlake's average household size of 3.03 is higher than Cook County at 2.60 and the regional size of 2.73.

	Northlake	Cook County	Chicago Region
Population	12,323	5,194,675	8,431,386
Households	3,983	1,966,356	3,088,156
Average Household Size	3.03	2.60	2.73

Source: 2010 U.S. Census.

Northlake's population experienced a relatively small increase in the last decade. Between 2000 and 2010, the city's population increased by 3.7%, from 11,878 to 12,323 residents. Northlake was able to maintain a steady population compared to Cook County, which experienced a loss of 3.4%.

	Northlake	Cook County	Chicago Region

Population, 2000	11,878	5,376,741	8,146,264
Population, 2010	12,323	5,194,675	8,431,386
Change, 2000-10	445	-18,2066	28,5122
Change as %, 2000-10	3.7%	-3.4%	3.5%

Source: 2000 U.S. Census; 2010 U.S. Census.

The Latino population of Northlake make up 52% of its residents. Between 2000-2010, the white population decreased by 28% whereas the Latino population grew by 58%. This is similar to the region as a whole, which saw a significant increase in its Latino population but a drop in its white residents. Throughout the decade, the Latino population in Northlake increased at a rate nearly doubling the Chicago region. Although there was also a decrease seen in Asians living in Northlake within the 10 year period, Asians still account for 2.7% of the population with African Americans making up 3%.

	Northlake		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
White	5,008	40.6%	2,278,358	43.9%	4,486,557	53.2%
Hispanic or Latino*	6,520	52.9%	1,244,762	24.0%	1,823,609	21.6%
Black or African American	365	3.0%	1,265,778	24.4%	1,465,417	17.4%
Asian	328	2.7%	318,869	6.1%	513,694	6.1%
Other**	102	0.8%	86,908	1.7%	142,109	1.7%

Source: 2010 U.S. Census.

* includes Hispanic or Latino residents of any race

** includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races

	Northlake		Cook County		Chicago Region	
	Change in Population	Percent Change	Change in Population	Percent Change	Change in Population	Percent Change
White	-1,905	-27.56%	-280351	-11.0%	-200,702	-4.3%
Hispanic or Latino*	2,387	57.75%	173,022	16.1%	414,407	29.4%
Black or African American	88	31.77%	-124670	-9.0%	-72117	-4.7%
Asian	-97	-22.82%	6,1026	23.7%	137,701	36.6%
Other**	-28	-21.54%	-11,093	-11.3%	5,833	4.3%

Source: 2000 U.S. Census; 2010 U.S. Census.

* includes Hispanic or Latino residents of any race

** includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races

The age of Northlake residents is comparable to the County and the region. With almost 30% of the population less than 19 years old and more than 70% of the population less than 50 years old, Northlake has a median age of 36 years compared to the County's at 35. The percentage of very elderly (defined as

residents over 80 years of age) in Northlake is nearly double the amount of Cook County and the Chicago region.

	Northlake		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Under 19 years	3493	28.3%	1,374,096	26.5%	2,346,937	27.8%
20 to 34 years	2464	20.0%	1,204,066	23.2%	1,790,049	21.2%
35 to 49 years	2459	20.0%	1,067,351	20.5%	1,807,886	21.4%
50 to 64 years	2190	17.8%	928,833	17.9%	1,534,488	18.2%
65 to 79 years	962	7.8%	436,799	8.4%	679,470	8.1%
80 years and over	755	6.1%	183,530	3.5%	272,556	3.2%
Median Age (2010)	36.3		35.3		N/A	

Source: 2010 U.S. Census.

Household incomes in Northlake are slightly lower than those in Cook County. The median household income for Northlake is \$52,576, which is slightly lower than Cook County's \$53,942 and well below neighboring DuPage County's \$76,581. Northlake's median household income is lower than the region's median household income of \$60,289. These differences can be attributed to a higher proportion of Northlake's households with incomes between \$25,000 and \$49,999 and the second highest earning less than 25,000. Approximately 13% of Northlake households earn more than \$100,000; whereas a larger number of households in the Chicago Region (27%) make this amount or greater.

	Northlake		Cook County		Chicago Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	875	22.5%	458,462	23.7%	594,251	19.5%
\$25,000 to \$49,999	1,034	26.7%	443,011	22.9%	650,102	21.4%
\$50,000 to \$74,999	730	18.7%	349,011	18%	553,681	18.2%
\$75,000 to \$99,999	743	19%	240,948	12.4%	414,960	13.6%
\$100,000 to \$149,000	406	10.4%	249,666	12.9%	460,697	15.1%
\$150,000 and over	105	2.7%	195,383	10.1%	370,397	12.2%
Median Income (2010)	52,576		53,942		60,289	

Source: 2006-2010 American Community Survey

Nearly 72% of Northlake residents who are 25 years or over hold high school diplomas. This rate is lower than that of Cook County and the Chicago region. Approximately 9% of this population has earned a bachelor's degree or higher in Northlake which is lower than the regional rate of 34%. These are far lower rates of educational attainment than regional averages.

	Northlake		County		Region	
	Count	Percent	Count	Percent	Count	Percent
Population, 25 years and over	7,930	100.0%	3,413,901	100.0%	5,450,630	100.0%

High school diploma or higher	5,690	71.8%	2,840,274	83.2%	4,661,868	85.5%
Bachelor's degree or higher	749	9.4%	1,131,925	33.2%	1,899,328	34.8%

Source: 2010 U.S. Census.

Unemployment rates in Northlake are slightly lower compared to the counties and the region. Northlake's unemployment rate of 7.4% is significantly lower than that of Cook County at 9.9%. Northlake also has a comparable percentage of the population over 16 years of age in the labor force, at 66.8%, to that of Cook County at 66.5% and the overall Chicago region 68.3%.

	Northlake		County		Region	
	Count	Percent	Count	Percent	Count	Percent
Population, 16 years and over	9296	100.0%	4074129	100.0%	6481308	100.0%
In labor force	6206	66.8%	2708191	66.5%	4429414	68.3%
Employed	5727	92.3%	2438989	90.1%	4020137	90.8%
Unemployed	459	7.4%	267681	9.9%	395392	8.9%
Not in labor force	3090	33.2%	1365938	33.5%	2051894	31.7%

Source: 2005-2009 American Community Survey

Manufacturing services account for the largest job sector among Northlake's residents at nearly 19%. The next two largest job sectors are retail trade, with 12%, and Health Care and Social Assistance, with 10% of the total employed population.

	Count	Percent
Total Employed Population		
Manufacturing	903	18.8%
Retail Trade	582	12.1%
Health Care and Social Assistance	503	10.4%
Wholesale Trade	381	7.9%
Accommodation and Food Services	381	7.9%
Administration & Support, Waste Management and Remediation	366	7.6%
Transportation and Warehousing	304	6.3%
Educational Services	268	5.6%
Professional, Scientific, and Technical Services	218	4.5%
Finance and Insurance	184	3.8%
Construction	159	3.3%
Other Services (excluding Public Administration)	129	2.7%
Public Administration	118	2.5%
Information	86	1.8%
Management of Companies and Enterprises	81	1.7%
Arts, Entertainment, and Recreation	79	1.6%

Real Estate and Rental and Leasing	53	1.1%
Utilities	14	0.3%
Agriculture, Forestry, Fishing and Hunting	4	0.1%
Mining, Quarrying, and Oil and Gas Extraction	1	0.0%

Source: Longitudinal Employer-Household Dynamics.

*Note that the total employment figures reported in Table 4.8 are different from those in Tables 4.9 and 4.10. This discrepancy is due to the difficulty and variety of methods used to estimate employment from different sources.

Northlake residents work in an array of areas in surrounding communities, the largest being the City of Chicago. Only a small percentage of Northlake residents work where they live. Nearly 40% of residents are traveling to employment in the City of Chicago, and another 8% work in Berwyn. Very few residents of Northlake work in the City, which is unusual given its large employment base.

	Count	Percent
Total Employed Population		100.00%
Chicago city, IL	7,752	39.2%
Berwyn city, IL	1,476	7.5%
Cicero town, IL	686	3.5%
Oak Park village, IL	457	2.3%
Elk Grove Village village, IL	301	1.5%
Forest Park village, IL	294	1.5%
Oak Brook village, IL	262	1.3%
Broadview village, IL	255	1.3%
Elmhurst city, IL	238	1.2%
Melrose Park village, IL	215	1.1%
All Other Locations	7,840	39.6%

Source: Longitudinal Employer-Household Dynamics

Section 5: Economic Assessment

A key aspect to any community is its economic health. This section examines key economic and market indicators in Northlake such as employment trends, dominating industries, equalized property values, and commercial property trends. Various data resources were utilized and analyzed in assembling this assessment including the Illinois Department of Security, U.S. Census Bureau Longitudinal Employment-Household Dynamics (LEHD), Illinois Department of Revenue, and CoStar Data.

Key Findings

- **Northlake has lost a substantial number of jobs over the last ten years, but still has a higher relative employment base than that of the county and region.** Northlake's private sector employment base – workers who work in Northlake, irrespective of where they live – shrank by 30 percent between 2001 and 2011.
- **Northlake's jobs are heavily concentrated in the manufacturing, retail trade, transportation and warehousing, accommodations and food services and wholesale trade industries.** Nearly three-quarters of all of Northlake's jobs are in the above stated sectors. Manufacturing is the single biggest employment sector representing 41 percent of all Northlake jobs.
- **Northlake businesses draw employees from much of the region, but most come from Chicago's Northwest and West sides and the northwest and west suburbs.** Nearly one-quarter of Northlake's workers live in Chicago while another thirteen percent live in nearby northwest and western suburbs.
- **Northlake's employment base is dominated by large employers.** Six Northlake businesses report having more than 200 employees, and each of the City's top ten employers report having at least 100 employees.
- **Industrial properties account for nearly half of all property value in Northlake.** According to data from the Illinois Department of Revenue, 48 percent of Northlake's total property value came from industrial properties in the City.
- **Northlake has extraordinarily low rates of vacancy in its commercial real estate profile.** The vacancy rate for Northlake's largest commercial space sector, industrial space, is just 0.7 percent. Similarly low rates exist for retail space (1.2 percent) and office space (zero).
- **Northlake generates substantially more revenue from retail sales on a per capita basis compared to the county and region.** In 2010, Northlake generated approximately \$306 million in general merchandise retail sales, or nearly \$25,000 per resident.

Employment Trends

Northlake has lost a substantial number of jobs over the last ten years, but still has a higher relative employment base than that of the county and region. Northlake's private sector employment base – workers who work in Northlake, irrespective of where they live – shrank by 30 percent between 2001 and 2011. According to data from the Illinois Department of Employment Security, during that time Northlake lost nearly 3,000 jobs, giving it a total of about 9,700 jobs in 2011. Northlake's employment

base was particularly hard-hit compared to Cook County and the Chicago region. Over the same period jobs in Cook County declined by 12 percent, and by almost nine percent for the six-county region.

Despite the job loss, Northlake still maintains a uniquely strong employment base. There are approximately 1.7 private sector jobs per household in Northlake, compared to just over one for both the county and region.

Table 5.1. Private Sector Employment Estimates

	Northlake	Cook County	6-County Region
Employment, 2001	9,720	2,322,816	3,488,894
Employment, 2011	6,762	2,037,597	3,192,426
Change, 2001-11	-2,958	-285,219	-296,468
Change as %, 2001-11	-30.4%	-12.3%	-8.5%

*The 6-County Region includes those counties with detailed employment data available through IDES. These counties include Cook, DuPage, Lake, Kane, McHenry and Will Counties.

Source: Illinois Department of Employment Security

Table 5.2. Private Sector Jobs per Household

	Northlake	Cook County	6-County Region
2011	1.70	1.04	1.03

Source: U.S. Census; Illinois Department of Employment Security

Northlake's jobs are heavily concentrated in the manufacturing, retail trade, transportation and warehousing, accommodations and food services and wholesale trade industries. Nearly three-quarters of all of Northlake's jobs are in the above stated sectors. Manufacturing is the single biggest employment sector representing 41 percent of all Northlake jobs.

Northlake's concentration of manufacturing jobs is unique. The City has more than four times as many manufacturing jobs on a percentage basis as the county (10 percent of county jobs) and the region (11 percent).

Table 5.3. Employment of Workers by Industry Sector, 2011

	Count	Percent	Regional Percent
Manufacturing	2,784	41.2%	11.2%
Retail Trade	888	13.1%	11.8%
Transportation and Warehousing	601	8.9%	4.6%
Accommodation and Food Services	349	5.2%	9.0%
Wholesale Trade	332	4.9%	6.1%
Arts, Entertainment, and Recreation	174	2.6%	1.5%

Administration & Support, Waste Management and Remediation	163	2.4%	8.3%
Construction	141	2.1%	3.3%
Other Services (excluding Public Administration)	109	1.6%	4.3%
Real Estate and Rental and Leasing	61	0.9%	1.7%
Finance and Insurance	59	0.9%	6.4%
Health Care and Social Assistance	n/a	--	14.3%
Professional, Scientific, and Technical Services	n/a	--	8.6%
Information	n/a	--	2.3%
Educational Services	n/a	--	3.6%
Public Administration	n/a	--	n/a
Management of Companies and Enterprises	n/a	--	2.4%
Utilities	n/a	--	0.3%
Agriculture, Forestry, Fishing and Hunting	n/a	--	0.1%
Mining, Quarrying, and Oil and Gas Extraction	n/a	--	0.1%
Total	6,762	100.0%	

Source: Illinois Department of Employment Security

Northlake businesses draw employees from much of the region, but most come from Chicago's Northwest and West sides and the northwest and west suburbs. According to the U.S. Census Bureau Longitudinal Employment-Household Dynamics, nearly one-quarter of Northlake's workers live in Chicago while another thirteen percent live in nearby northwest and western suburbs. Northlake residents make up 2.5 percent of the Northlake workforce. Employers in Northlake pull workers from communities across the region, which is not surprising given the City's excellent highway accessibility.

Table 5.4. Residence Location of Workers in Northlake, 2010

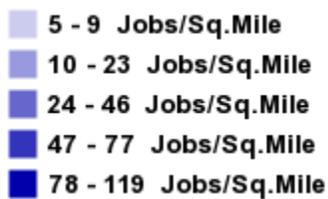
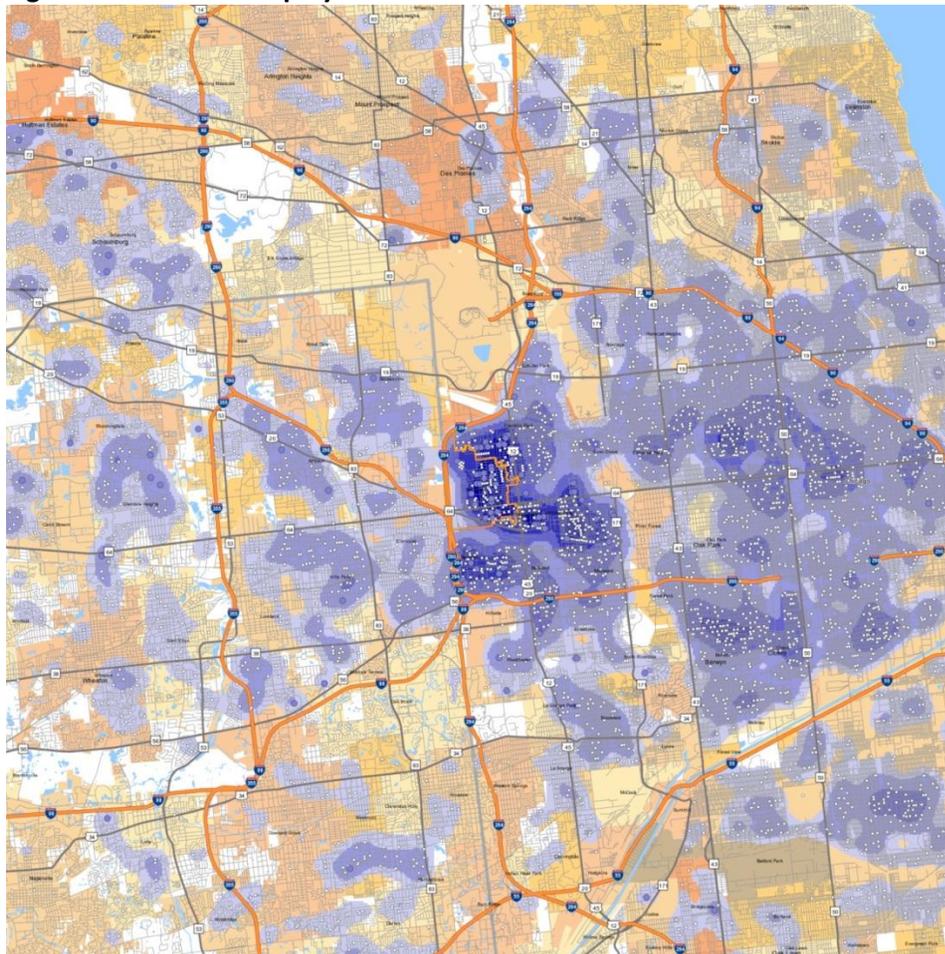
	Count	Percent
Total Workers	7,561	100%
Chicago	1,727	22.8%
Melrose Park	195	2.6%
Northlake	192	2.5%
Cicero	139	1.8%
Naperville	110	1.5%
Berwyn	109	1.4%
Aurora	93	1.2%
Joliet	93	1.2%
Schaumburg	93	1.2%
Franklin Park	89	1.2%
Other Cook County	2,043	27.0%
Other DuPage County	974	12.9%

Other Will County	354	4.7%
Lake County (IL)	238	3.1%
Other Kane County	155	2.0%
McHenry County	137	1.8%
Winnebago County	84	1.1%
Lake County (IN)	52	0.7%
Carol Stream	39	0.5%
All Other Locations	648	8.6%

Source - LEHD

The map below provides a depiction of where Northlake workers live. The City of Northlake is outlined in orange at the center of the image on the corresponding map. Darker shades of blue indicate areas that contribute a greater proportion of Northlake’s employment base, and lighter shades of blue show those contributing a lesser proportion.

Figure 6. Northlake Employment Shed



Northlake's employment base is dominated by large employers. According to data gathered by ESRI Business Analyst, Northlake's list of top employers is led by Empire Today LLC with 500 employees followed by Scholle Packaging Corporation with 475. As illustrated in the table below, each of the City's top ten employers reports at least 100 employees.

Table 5.5. Top Ten Northlake Employers, 2011

Employer	2011 Employment
<i>EMPIRE TODAY LLC</i>	500
<i>SCHOLLE PACKAGING CORP</i>	475
<i>PENNANT FOODS</i>	250
<i>CALLEN MANUFACTURING CORP</i>	250
<i>CUSTOM CO</i>	240
<i>TRIBUNE DIRECT MARKETING</i>	215
<i>GOLF VISIONS MANAGEMENT INC</i>	150
<i>H & M INTL TRANSPORTATION INC</i>	110
<i>INTERNATIONAL PAPER CO</i>	100
<i>NORTHLAKE CITY</i>	100
<i>ULTRA CARE HOME MEDICAL</i>	100

Source: ESRI Business Analyst

Property Values

Industrial properties account for nearly half of all property value in Northlake. According to data from the Illinois Department of Revenue, 48 percent of Northlake's total property value came from industrial properties in the City. Residential properties, typically the largest generator of property value in most suburban communities, make up 42 percent of all property value in Northlake.

The unique position Northlake enjoys as an industrial suburb is further illustrated in the EAV per capita table below. Despite the fact that residential property values in Northlake are lower relative to the county and region, industrial property values more than make up the difference to put Northlake on a level similar to the county and region on a per capita basis.

Table 5.6. Northlake Equalized Assessed Value (EAV) by Property Type, 2009

Property Type	Estimated EAV
Industrial EAV	\$189,476,572
Residential EAV	\$167,819,647
Commercial EAV	\$38,039,362
Railroad EAV	\$2,115,441
Farm EAV	\$0
Mineral EAV	\$0
Total EAV	\$397,451,022

Source: Illinois Department of Revenue

Table 5.7. Estimated EAV per Capita by Property Type, 2009

	Northlake	Cook County	7-County Region
Industrial EAV	\$15,376	\$3,663	\$3,062
Residential EAV	\$13,618	\$21,758	\$23,354
Commercial EAV	\$3,087	\$7,953	\$6,799
Railroad EAV	\$172	\$37	\$26
Farm EAV	\$0	\$0	\$1
Mineral EAV	\$0	\$1	\$22
Total EAV	\$32,253	\$33,412	\$33,264

Source: Illinois Department of Revenue

Commercial Property

Industrial space accounts for more than 90 percent of all commercial space in Northlake. According to commercial real estate data provided by Co-Star, Northlake has approximately 7.8 million square feet of commercial space, with 7.1 million square feet of that being industrial space (91 percent of the total). Northlake's relatively small numbers of retail and office space make up the remaining nine percent.

Again, Northlake is unique in terms of its share and composition of commercial space. Northlake contains nearly one-fifth of all industrial space within its Near Northwest submarket. In addition, Northlake's 91 percent figure for industrial space far outpaces that for its submarket and the region. Industrial space accounts for approximately 76 percent of all commercial space in the Near Northwest submarket, and 54 percent within the Chicago region.

Table 5.8. Commercial Real Estate Square Footage and Vacancy by Type, 2012 1Q

	Northlake		Near Northwest Submarket*		Region**	
	Total RBA	Vacancy Rate	Total RBA	Vacancy Rate	Total RBA	Vacancy Rate
Retail	616,942	1.2%	8,515,522	8.1%	504,186,598	8.4%
Industrial	7,144,794	0.7%	38,332,545	10.9%	1,113,617,470	10.8%
Office	80,250	0.0%	3,813,968	19.0%	456,410,602	14.7%
Total Commercial Real Estate	7,841,986	0.7%	50,662,035	11.1%	2,074,214,670	11.1%

Source: CMAP Analysis of CoStar data

*Submarket Includes Oak Park, Maywood, Belwood, Melrose Park, River Grove, Northlake, Elmwood Park as well as other communities

* CoStar's Chicago Region includes portions of Northwest Indiana and southwest Wisconsin

Northlake has extraordinarily low rates of vacancy in its commercial real estate profile. A closer look into the community's commercial real estate reveals that space is well-used despite the decline in jobs over the last decade. The retail space vacancy rate decreased from three percent in 2006 to just one percent in 2012, while the office vacancy rate slid from 42 percent in 2002 to zero in 2012.

The same is true for industrial space, the largest commercial user in the City. The vacancy rate for industrial space was 10 percent in 2002 but dropped to 0.7 percent by 2012. This shift, however, should be put in the proper context; Northlake did experience an overall decrease in its industrial space over

the last ten years, losing more than 750,000 square feet (-9.5%) since 2002. According to City officials, much of this square footage was converted to warehouse space as manufacturing operations were replaced by logistics and warehousing operations.

Table 5.9. Retail Vacancy Rates, 2000 and 2012 (1Q)

	Total Retail SF, 2006	2006 Vacancy Rate	Total Retail SF, 2012 (1Q)	2012 (1Q) Vacancy Rate
Retail Vacancy Rate	620,775	3.2%	616,942	1.2%

Source: CoStar

Table 5.10. Industrial Vacancy Rates, 2002 and 2012 (1Q)

	Total Industrial SF, 2002	2002 Vacancy Rate	Total Industrial SF, 2012 (1Q)	2012 (1Q) Vacancy Rate
Industrial Vacancy Rate	7,896,480	10.3%	7,144,794	0.7%

Source: CoStar

Table 5.11. Office Vacancy Rates, 2002 and 2012 (1Q)

	Total Office SF, 2002	2002 Vacancy Rate	Total Office SF, 2012 (1Q)	2012 (1Q) Vacancy Rate
Office Vacancy Rate	80,250	42.5%	80,250	0.0%

Source: CoStar

Retail Sales

Northlake generates substantially more revenue from retail sales on a per capita basis compared to the county and region. In 2010, Northlake generated approximately \$306 million in general merchandise retail sales, or nearly \$25,000 per resident. The per capita rate of retail sales exceeds that for Cook County (\$10,700) and the region (\$9,700). The comparatively high retail sales per capita rate is likely due to the presence of large retailers like Walmart, Home Depot, and Value City Furniture near the City's North Avenue/I-294 interchange.

Table 5.12. General Merchandise Retail Sales, 2010

	Northlake	Cook County	7-County Region
Retail sales	\$305,844,576	\$55,847,620,847	\$81,925,804,488
Retail sales per capita	\$24,819	\$10,751	\$9,717

Source: Illinois Department of Revenue

Section 6: Land Use and Development

The section describes the existing land use and development conditions within Northlake with a focus on the types of land uses, existing zoning, and the built environment. The information in this section has been obtained from CMAP's Geographic Information System (GIS) database and a visual assessment of the community undertaken by the project team in April and May 2012.

A detailed inventory of Northlake's existing land use pattern is shown in Table 6.1 and Figure 7.

Key Land Use Findings

The following are key conclusions regarding the existing land use and development conditions in Northlake. Moving forward in the planning process, these key findings should help to shape (and to inform) the community's vision, goals and objectives, and ultimate recommendations of the Comprehensive Plan.

- **The community is built out within its existing municipal limits, however there are large unincorporated areas north and east of the City.** Over the last decade the City has promoted redevelopment of smaller commercial corridor parcels and the area southwest of the Wolf Road and North Avenue intersection into a larger commercial center.
- **The commercial uses within the City are primarily auto-oriented.** Lake Street and North Avenue are auto-oriented retail corridors with commercial uses spanning almost the entire width of the community. This has resulted in an auto-oriented retail character that does not promote walkability. North Avenue for example has no sidewalks.
- **Large industrial uses are located between the Tollway and the rail corridor.** These large industrial uses are well separated from the community and its residential areas.
- **Some larger multi-family uses are located in large unattractive developments.** Some older larger residential developments are in need of repair and improved maintenance.
- **Single-family detached homes exist in pockets along North Avenue.** Although this is typically considered a commercial corridor on a highly traveled arterial, single-family homes exist in the corridor.
- **Flooding problems exist in residential areas of the City.** Although the City continues to work with property owners to lessen potential flooding in residential areas such as the acquisition of property for open space, flooding continues to be an issue in some parcels in the flood plain.
- **The City is home to a number of excellent community facilities including religious institutions, parks, and schools.** Centerpoint Preserve is the largest recreational facility in the City. In addition, two park districts maintain a number of smaller parks with recreational activities.
- **Vacant parcels present excellent opportunities for development and redevelopment.** Vacant parcels are located in industrial areas and commercial corridors. The parcels present opportunities for infill development.
- **Previous land use studies have been completed for the northeast corner of the intersection of North Avenue and Wolf Road.** Redevelopment plans for this area were created as part of a 2008 study. Unfortunately, the study, as well as a six-story condominium building that the study recommended, were completed in the midst of the economic downturn. The 2008 study recommended land use changes, building typologies, circulation improvements, and mixed-use developments surrounding the six-story condominium building.
- **The City's current zoning ordinance is over 40 years old.** Although updates were made in 1987 there are sections in the ordinance that are out-of-date. For example several zoning districts shown on the zoning map are not discussed in the actual ordinance.

Residential

Single-Family Residential: Northlake's single family housing stock represents the largest total acreage of any land use in the City (35% of the City). Although a majority of single family homes are older Cape Cod style buildings, the socioeconomic character of each of the single-family residential neighborhoods is unique. A majority of the single family homes are located east of Wolf Road. The parcels are generally small in size with limited options for additions.

Multi-family Residential: typically located in a few large multi-family developments. Unlike the single-family housing stock, multi-family units are diverse in terms of age, scale, and architectural style. Some newer developments are very attractive such as Wolf Ridge, while some older apartments are in need of updating and repair. Typologies include duplexes, townhomes, condominiums, rental apartments, and newer high rise senior housing buildings.

Commercial

Retail Corridors: The City of Northlake's commercial uses are lined along major thoroughfares running through the community or along its municipal boundaries. These include North Avenue, portions of Wolf Road and Mannheim Road. Distinct in terms of retail mix, architectural character, and right-of-way widths, each corridor faces one common issue- small parcel sizes. However, a developer was able to consolidate parcels south of Lake Street and west of Wolf Road which resulted in a large commercial development with big box stores. Within the retail corridors some office and medical uses do exist. Combined together, commercial parcels account for 6.9% of the City's land area.

Industrial: Industrial is the second highest land use by land area in the City at 26.2% (behind only single-family, detached residential). Due to the City's excellent location in the region and proximity to the tollway system and airports industrial businesses have a long history in the community. Large industrial uses are generally located between the tollway and the rail line with some industrial businesses stretching east towards Wolf Road. Based upon data obtained from CoStar and a visual inspection by project team members very few industrial vacancies exist.

Community Facilities

The City of Northlake is well served by community facilities and services. Although a full description of community facilities is included in a later section, the following is a summary of the key community facilities in Northlake.

Public Schools: The City is served by Public School Districts 83, 87, 209 and 212.

Local private schools: Private schools in Northlake include: St. John Vianney and Parkview Baptist Academy. There is no higher education facility (i.e. colleges or universities) located in Northlake.

Municipal Facilities: The City of Northlake and its taxing districts provide high quality services for residents. In addition to services provide by the City, other services are provided by the Northlake Fire Protection District, Park Districts and the Library District.

Medical Institutions: There are very few medical institutions in Northlake. Institutions include stand-alone doctor's offices and Kindred Hospital.

Transportation, Infrastructure and Utilities

A number of utilities owned by private utility companies and governmental agencies exist in the community. In addition to the City's street right-of-way almost 14% of the city's land is devoted to transportation, infrastructure and utilities.

Open Space

Parks: There are nine parks totaling 36 acres within the City of Northlake. The City is served by two park districts: Veteran's Park District and Memorial Park District. More analysis regarding parks and open space is included later in this report. In addition to formal public parks the City of Northlake owns passive and natural open space along Addison Creek. These open space areas aid in environmental protection and potential flooding.

Unincorporated Parcels: Large areas north and east of the city's current municipal boundary are unincorporated. Illinois State Statute states that comprehensive plans should plan for all unincorporated parcels within 1 ½ miles of the City's current boundary. This distance may be reduced depending on the boundaries of neighboring municipalities and existing boundary agreements. The future land use plan will include recommended land uses for all unincorporated parcels within the City's 1.5 mile planning jurisdiction.

TABLE 6.1. Land Use Inventory

Land Use Classification	Parcels count	Acres	Percent
Single Family Residential - Detached	2895	584.2	35.3
Industrial	110	434.2	26.2
Transportation and Utilities	33	231.0	14.0
Commercial	199	114.8	6.9
Open Space	42	65.0	3.9
Educational	15	55.2	3.3
Cemetery	1	52.1	3.1
Multi - Family Residential	111	49.5	3.0
Vacant	54	28.6	1.7
Government	39	16.2	0.8
Medical	12	10.0	0.6
Religious	26	10.5	0.6
Institutional	9	1.6	0.1
Mixed Use -	6	0.8	0.1

Commercial/Residential			
Single Family Residential - Attached	14	1.7	0.1
Total:	3566	1655.4	100

Current Zoning

The City’s official zoning map was revised in January 2008 while the City’s current zoning ordinance was created in 1971 with updates in 1987. The Northlake Zoning Ordinance and current zoning map appear to accurately represent the existing development pattern.

Section 712 outlines the requirements and procedures for planned developments. The basic provision is that the property must be three or more acres and be one contiguous parcel.

There is some non-conformity related to setbacks, heights, and building types. The existing zoning classifications include:

Table 6.2. Zoning Districts

Zoning Districts
R-1: Single Family Residential
R-2: Two Family Residence
R-3 (C): General Residence
B-1: Retail Business
B-2: Retail and Service Business
B-3: Office Business
B-4: High Rise Hotels and Motels
I-1: Limited Industrial District
I-2: General Industrial District
F-1: Flood Plain
Open space (<i>on map but not in ordinance</i>)
R-2A: Three Family (<i>on map but not in ordinance</i>)
I-3: Special Industrial (<i>on map but not in ordinance</i>)
R-3A: Special Residence (<i>on map but not in ordinance</i>)
C: Condominium (<i>on map but not in ordinance</i>)

The following table provides information about some of the regulations in place within the various districts.

Table 6.3. Zoning Highlights

Zoning	Min. Lot Size	Max. Lot Coverage	Max. Height	Conditions
R-1: Single Family Residential	5,000 sf.; minimum of 50 feet wide	40 percent	30 ft.	Principal use for this district is single-family detached dwellings.
R-2: Two Family Residence	One family is 5,000 sf; two family is 6,000 sf.; nonresidential is 5,500 sf	40 percent	30 ft.	Any use allowed in the R1 district plus two-family dwellings.
R-3 (C): General Residence	5,000 sf; two family is 6,000 sf; all buildings containing three or more dwelling units is: 1 bedrooms 1,000 sf; 2 bedrooms 2,400sf; 3 bedrooms 2,700sf; and 4 bedrooms 3,000 sf.	40 percent	30 ft.	Any use allowed in the R1 and R2 districts plus apartments. Any new construction of two units or more shall be condominiums. Any new condominium unit shall not be less than 700 sf.
B-1: Retail Business	NA	NA	30 ft.	No dwelling units shall be permitted above businesses or below grade.
B-2: Retail and Service Business	NA	NA	45 ft.	No manufacturing, processing or treatment of products other than those essential to the retail business on the premises. Any new construction of two unit or more buildings shall be condominiums. (700 square feet minimum)
B-3: Office Business	NA	NA	45 ft.	No storage, wholesaling, retailing, shipping or display of goods unless incidental and/or limited. Any new construction of two unit or more buildings shall be condominiums. (700 square feet minimum)
B-4: High Rise Hotels and Motels	NA	NA	250 ft.	A high rise hotel may include offices, condominiums, retirement center with limited medical and nursing care. A retirement center within a high rise hotel may be occupied by persons 55 or older.
I-1: Limited Industrial District	NA	75 percent on ten acres or less; 80 percent on 10-50 acres; and	100 ft.	Any use in this district must meet performance standards for noise, smoke, odor, vibrations, glare, hazards, etc...
I-2: General Industrial District	NA	NA	100 ft.	Any use allowed in the I-1 district plus production, and manufacturing that includes processing, cleaning, servicing, testing and repair. Any use in this district must meet performance standards for noise, smoke, odor, vibrations, glare, hazards, etc...
F-1: Flood Plain	NA	NA	30 ft.	No filling of land; the natural drainage grade shall not be altered; buildings should be anchored; no basements allowed.

Districts Not Included in Ordinance

The following zoning districts are illustrated on the current zoning map; however, the districts are not discussed in the current ordinance document.

- Open Space
- R 2A: Three Family
- I-3: Special Industrial
- R-2A: Special Residence

Section 7: Housing

The section describes the key characteristics of the housing stock within Northlake, with a focus on the age, occupancy, and type of housing as well as housing values. Data discussed in this section comes from the 2000 U.S. Census, the 2005-2009 American Community Survey, and the 2010 U.S. Census, all collected by the U.S. Census Bureau. The Center for Neighborhood Technology's H + T Index is used to describe overall affordability for Northlake residents, considering both housing and transportation costs.

Key Findings

- **Northlake's housing consists primarily of single-family, detached homes.** Most of these homes occupy lots in the 4,000 to 13,000 square foot range, and span a variety of architectural styles. Overall, single-family residential occupies nearly a third of Northlake's land area.
- **Two senior living facilities contribute to a large share of the City's housing stock devoted to housing with 5 or more units.** There are several other multi-unit properties in Northlake, and this housing segment has been increasing in recent years. The large number of units in senior facilities also drives the City's smaller than average unit size and average bedroom count.
- **Home value in Northlake is modest when compared to overall Cook County figures.** Median home value is nearly 20% less for Northlake than for the county as a whole.
- **Most home construction in Northlake occurred in the post-war decades, putting the City's median housing age close to Cook County's overall.** Relatively few homes have been built in recent decades, and very few homes in the City were built prior to 1939.
- **Northlake has very little residential vacancy, and housing is primarily owner-occupied.** Northlake's vacancy rate is lower than the county or region, and its ownership rates are higher.
- **The City of Northlake has experienced significant numbers of foreclosures in the last several years,** with foreclosure rates that are comparable or slightly higher than other communities within the West Cook region.

Architectural Style

Northlake's homes are typical of post-war construction in the Chicago region. Ranch and Cape Cod styles are common. However, there is a great variety of architectural styles throughout Northlake, and none of the City's neighborhoods have distinctive housing characters.

Housing Type & Residential Zoning

The vast majority of housing plots in the City of Northlake are zoned R-1, Single Family Residence. 91.2% of land zoned for residential use is single-family, accounting for 32% of total land use in Northlake according to the 1994 Comprehensive Plan. Census data shows that 60.5% of housing units in the City are of the single-family (detached) variety, far surpassing county-wide and regional averages of 39.9% and 49.8%.

Other residential zonings found in Northlake include R-2, Two Family Residence District, and R-3C, General Residence District, although a very limited number of parcels fall within these districts. Single-family attached, 2 unit, and 3 to 4 unit structures each account for less than two percent of housing units in Northlake, far fewer than in the county or region overall. Structures with 5 or more units of housing, however, account for nearly 36% of the community's housing units. The Concord Place Retirement & Assisted Living Community and Villa Scalabrini Nursing and Rehabilitation Center account for a sizeable portion of the 5+ unit total, with over 500 senior units between them. Northlake's senior

facilities also contribute to the City's higher proportion (27%) of housing units in the 0-1 Bedroom category, compared with 20% for the county and 16% for the region.

Table 7.1. Housing Type (Units)

	Northlake		Cook County		7 County Region	
	Count	Percent	Count	Percent	Count	Percent
Total	4,269	100.0%	2,173,433	100.0%	3,352,393	100.0%
Single, detached	2,581	60.5%	867,126	39.9%	1,668,716	49.8%
Single, attached	41	1.0%	118,871	5.5%	252,984	7.5%
2 Units	47	1.1%	223,617	10.3%	249,178	7.4%
3 to 4 Units	69	1.6%	248,890	11.5%	282,452	8.4%
5+ Units	1,531	35.9%	698,189	32.1%	870,930	26.0%

Source: 2006-10 American Community Survey, U.S. Census

Table 7.2. Housing Size (Number of Bedrooms), 2006-2010

	Community		County		Region	
	Count	%	Count	%	Count	%
0-1 Bedroom	1,159	27%	435,881	20%	538,438	16%
2 Bedrooms	773	18%	688,559	32%	961,386	29%
3 Bedrooms	1,454	34%	703,174	32%	1,133,003	34%
4 Bedrooms	625	15%	256,836	12%	567,092	17%
5 Bedrooms	258	6%	88,983	4%	152,474	5%

Northlake's single family housing total has remained relatively stable over the last 30 years, with relatively little new construction. However, some multi-unit housing has been added in the City. The Comprehensive Plan (1994) notes that 2-3 unit housing increased 60% from 1969, and four or more unit residential increased 32%. So, although single-family housing still dominates in terms of land use and numbers housed, new construction has been more mixed in terms of residential density.

Age

Northlake's median housing age is comparable in age to that of Cook County, with the typical home (as of 2010) being built in 1957. 36.7% of housing units in Northlake were built in the 1950s, representing the largest share. Significant numbers of homes were also built in the 1940s and 1960s. However, comparatively few homes have been built in Northlake in recent decades. Moreover, very few homes were built in the area that is now Northlake before 1939.

Table 7.3. Housing Age

	Northlake		Cook County		7 County Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 and after	133	3.1%	143,400	6.6%	350,664	10.5%
Built 1990 to 1999	86	2.0%	125,255	5.8%	347,516	10.4%
Built 1980 to 1989	204	4.8%	146,131	6.7%	301,291	9.0%
Built 1970 to 1979	358	8.4%	265,670	12.2%	474,801	14.2%
Built 1960 to 1969	885	20.7%	285,399	13.1%	408,344	12.2%
Built 1950 to 1959	1,565	36.7%	348,491	16.0%	464,267	13.8%
Built 1940 to 1949	808	18.9%	183,369	8.4%	223,884	6.7%
Built 1939 or earlier	230	5.4%	675,718	31.1%	781,626	23.3%
Median age, 2010	1957		1957		N/A	

Source: 2006-10 American Community Survey, U.S. Census

Occupancy & Tenure

Northlake has less housing vacancy than either the county or region, with 6.8% of units vacant in 2010 (93.2% occupied). The City also has significantly higher ownership rates than the county or the overall region, with 71.4% of units owner-occupied compared to 58.2% for the county and 65.5% for the Chicago region.

Table 7.4. Housing Occupancy

	Community		County		Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied	3,983	93.2%	1,966,356	90.2%	3,088,156	91.6%
Vacant	291	6.8%	214,003	9.8%	284,601	8.4%

Source: 2010 Census, U.S. Census Bureau

Table 7.5. Housing Tenure

	Community		County		Region	
	Count	Percent	Count	Percent	Count	Percent
Total occupied units	3,983	100.0%	1,966,356	100.0%	3,088,156	100.0%
Owner-Occupied	2,843	71.4%	1,143,857	58.2%	2,022,176	65.5%
Renter-Occupied	1,140	28.6%	822,499	41.8%	1,065,980	34.5%

Source: 2010 Census, U.S. Census Bureau

Value

The value of housing in Northlake is modest compared to Cook County overall, with a 2010 City median of \$222,700, 19.4% lower than the Cook County median value (\$265,800). Homes in the \$200,000 to \$249,999 range comprise the largest single share of housing in Northlake, at 32.3% of the overall housing stock. Notably, Northlake has very few homes valued over \$400,000; only 0.5% of the City's homes are in this range, compared to almost 25% in the County and region.

Please note that all figures given below are based on Census data, which includes some values from as early as 2006 and also is self-reported by homeowners.

Table 7.6. Housing Value

	Northlake		Cook County		7 County Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$100,000	170	6.1%	80,638	6.9%	113,707	5.5%
\$100,000 to \$149,999	326	11.6%	110,071	9.4%	177,951	8.7%
\$150,000 to \$199,999	496	17.7%	173,572	14.8%	316,893	15.4%
\$200,000 to \$249,999	908	32.3%	177,492	15.2%	326,106	15.9%
\$250,000 to \$299,000	533	19.0%	136,431	11.7%	249,048	12.1%
\$300,000 to \$399,999	360	12.8%	218,436	18.7%	390,494	19.0%
\$400,000 to \$499,999	4	0.1%	107,276	9.2%	192,274	9.4%
\$500,000 to \$749,999	12	0.4%	101,657	8.7%	178,620	8.7%
\$750,000 or more	0	0.0%	64,418	5.5%	107,562	5.2%
Median value, 2010	\$222,700		\$265,800		N/A	

Source: 2006-10 American Community Survey, U.S. Census

Housing and Transportation (H+T) Affordability Index

The Center for Neighborhood Technology (CNT) has developed the Housing and Transportation (H+T) Affordability Index which examines the cost of housing as well as the cost of transportation associated with the location of the home. An affordable area, according to CNT, is one that has a combined housing and transportation costs that consume no more than 45 percent of the average household income. The cost of transportation in any community depends on factors outside town boundaries, such as access to jobs, so it is important to measure how Northlake performs against regional benchmarks to understand what policies will improve local performance.

The table below shows the H+T Index for Northlake, Cook County, and the Region. The housing costs alone for Northlake consume 28.1 percent of average household income, which is below the traditional threshold of 30 percent. However, the percentage of household income spent on housing and transportation in the City is 51.1 percent, higher than that of Cook County and the region. Northlake's index score falls above the 45 percent threshold, thus unaffordable according to CNT. The absence of Metra or L stations within the City or within close proximity may account for the larger transportation costs borne by Northlake residents.

Table 7.7. Housing & Transportation Costs as Percent of Income per Household

	Northlake	Cook County	Chicago Region
Housing Costs as percent of income	28.1%	26.75%	28.15%
Transportation Costs as percent of income	23.01%	19.57%	21.82%
“H+T” Costs as percent of income	51.11%	46.32%	49.97%

Source: CNT, “H+T Affordability Index”: <http://htaindex.cnt.org/map/>. Primary dataset used is 2005-2009 American Community Survey, U.S. Census Bureau. Note: *Red text is used if the percentage exceeds the standard threshold of affordability: 30% for housing costs and 45% for housing and transportation costs combined.*

Foreclosures

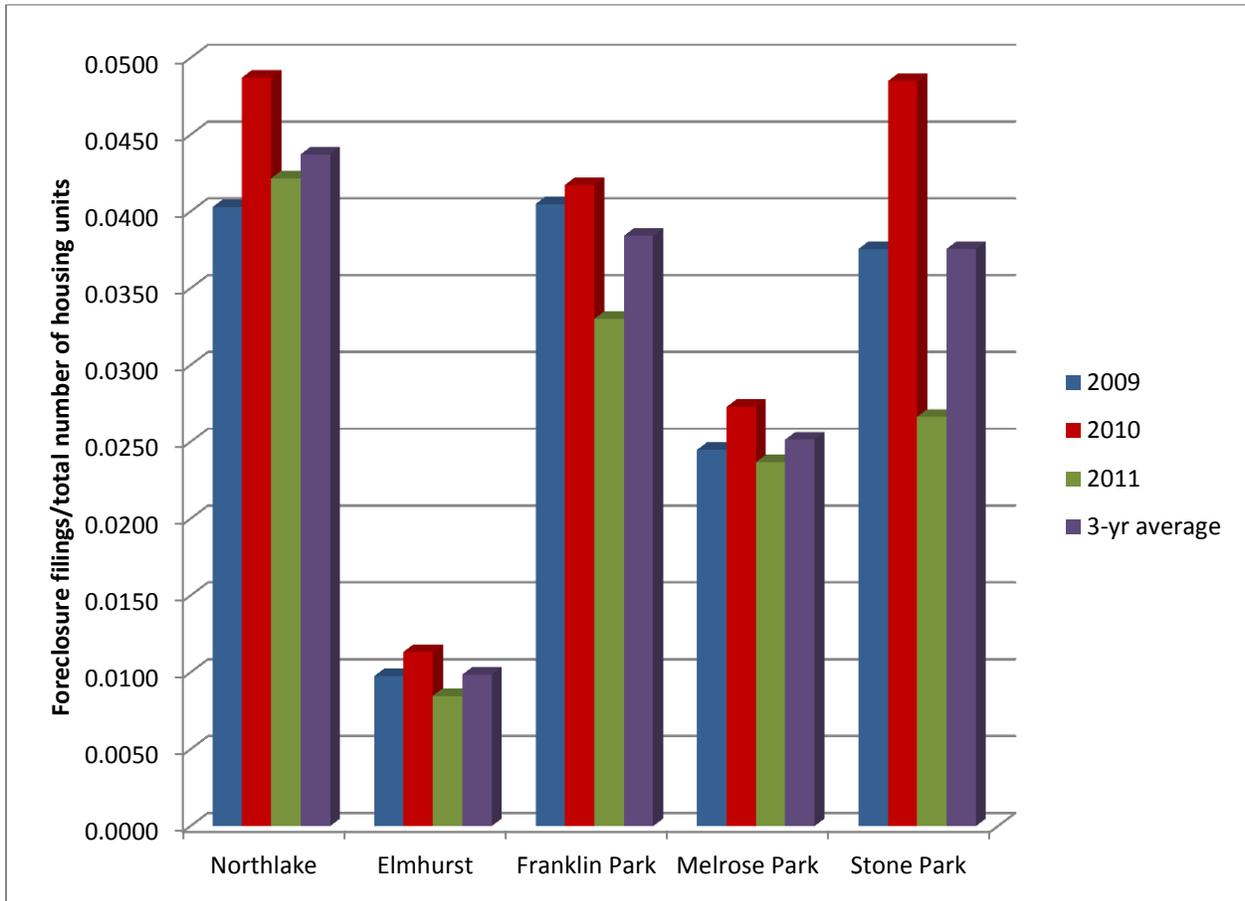
Northlake’s number of foreclosure filings over the past several years is similar to other municipalities in the West Cook area. Table 7.8 shows foreclosure information for Northlake and several nearby suburbs, as well as for Cook County and the 6-county region. In absolute terms, Northlake has more foreclosure filings over the three year period than Elmhurst and Stone Park, but less than Franklin Park and Melrose Park. The City’s foreclosure filings spiked in 2010 with 208 filings. Years 2009 and 2011 saw slightly fewer filings, contributing to a three-year average of 187.

Table 7.8. Foreclosures per Total Housing Units

	Total housing units (2010)	Foreclosure filings (3-year average)	Foreclosure filings/ total housing units
Northlake	4,269	187	4.37%
Franklin Park	6,420	247	3.84%
Stone Park	1,464	55	3.76%
Melrose Park	8,615	217	2.51%
Elmhurst	16,396	162	0.99%
Region	3,314,571	71,662	2.16%
Cook County	2,173,433	45,463	2.09%

Source: Woodstock Institute Foreclosure Fact Book

Figure 7. Foreclosures in Northlake and Neighboring Communities, Controlled for Total Housing Units, 2009-2011



Source: Woodstock Institute Foreclosure Fact Book

Section 8: Transportation

This section provides information on the existing transportation system within Northlake with a focus on streets, public transit, pedestrian and bicycle infrastructure, and freight. The information in this section was obtained from the Illinois Department of Transportation (IDOT), Regional Transportation Authority (RTA), Metra, Pace, Cook County, the City of Northlake, and based upon a visual assessment of existing conditions in the community.

Transportation and Circulation Overview

Key Findings

The following are key conclusions regarding the existing conditions of Northlake's transportation system. Moving forward in the planning process, these key findings should help shape and inform the community's vision, goals and objectives for the future transportation system of Northlake.

- **Northlake is bound by major arterials and an interstate, making street connectivity a challenge.** With major east-west arterials like North Avenue, Lake Street, and Grand Avenue creating pedestrian barriers between residential neighborhoods, there is a lack of cohesiveness and comfortable access between local destinations.
- **Northlake's convenient location adjacent to I-294 is a major community asset.** Although a direct exit off of 294 onto North Avenue would significantly improve regional access to the community, the easy and convenient access from Mannheim Road has attracted industry for years. Mannheim Road provides direct access from O'Hare International Airport as well as providing a connection to Northlake's major arterials and industrial core.
- **Appearance and aesthetics of major streets in Northlake lack a sense of community identity.** A number of gateway opportunities entering Northlake from the City of Chicago, Elmhurst, Franklin Park and Stone Park will support an emerging identity in the City. The "City of Friendly People" creates a strong sense of place in Northlake through streetscaping and revitalization projects that give the community the identity it needs to serve and attract diverse industry, businesses and residents.
- **North Avenue is Northlake's main commercial corridor, drawing heavy traffic that supports retail businesses but makes pedestrian use of the street unpleasant.** The businesses and uses along North Avenue were developed for automobile access. As a result, few pedestrian amenities exist. For example, some sections of North Avenue do not have sidewalks.
- **There are five Pace bus routes that serve Northlake.** Pace provides a variety of transit services for communities including fixed bus routes, vanpools, and Dial-a-Ride programs. Within the City of Northlake, Pace provides service along the major corridors which include North Avenue Bus 318, Mannheim Road Bus 330, Wolf Road which connects to Grand Avenue on Bus 319, and the Lake Street Bus 309.
- **Residential streets provide safe and convenient connections for biking in Northlake.** Residential streets provide low-speed zones which are a safer alternate for residents to bike. Although North Avenue is designated as a bike trail by the county, cyclists often ride along the parking areas on North Avenue indicating that there is an overall lack of biking infrastructure in the community. Challenges to developing a bicycle-friendly environment include high-volume arterials such as North Avenue and Lake Street, discouraging residents from traveling in and across town by bicycle.
- **Northlake residents spend a higher proportion of their household income on housing rather than on transportation.** Transportation costs at the household level are spread among many different expenses: ownership costs like insurance and depreciation as well as gas expenditures from trips to work, school, and the grocery store. Overall combined cost of housing and transportation in

Northlake is more than 50% which is higher than the affordable range defined by the Center for Neighborhood Technology.

Streets

Functional Classification and Thoroughfare Type

Thoroughfares perform three vital roles in a community – the space for mobility, commerce and civic life. Streets vary on how much of each role they provide based on their design. The functional classification of a road describes the character of the road in terms of mobility. Other classifications systems, such as thoroughfare type, address the design characteristics of the road and, along with the surrounding context, the physical configuration of the street side, and intersections. The following is a breakdown of roadways by functional classification based on IDOT’s analysis and then a further review of the roads based on their context and existing design features.

Principal Arterials: Northlake has one principal east-west arterial, North Avenue, and one principal arterial running north-south, Mannheim Road. These roads are designed for higher speed travel and to accommodate longer distance trips. The thoroughfare type of North Avenue most closely matches one of a parkway, with limited access, higher speeds, and no pedestrian facilities. North Avenue has three lanes in each direction with at least one turning lane at key intersections.

Minor Arterials: Northlake has three minor arterials outlining the City’s boundary lines to the north, south and west. To the north, Grand Avenue is the east west connector between Mannheim and County Line Road. Lake Street to the south of municipal boundaries provides a diagonal connector between neighboring Melrose Park and Elmhurst. Lastly, County Line Road runs parallel to I-294 and lies on the municipal boundary to the west creating the defining point between Elmhurst and Northlake. Most of these roads have one lane in each direction with a third lane as a turning lane or median. All three of these roads most closely resemble the urban highway thoroughfare type.

Collectors: Northlake has a number of collectors within the city, performing the role of distributing traffic from local streets to the arterials and highways. Major collectors include Wolf Road, Roy Avenue, and Roberta Avenue running north-south and Fullerton Avenue, Armitage Avenue, Le Moyne Street running east-west. Most of these roads have one lane in each direction with the occasional turning lane or median.

Local Roads: All remaining streets in Northlake are classified as local roads. By definition, local roads provide access to private property. Travel speeds, trips lengths, and traffic volumes are generally low and access to adjoining property is generally unrestricted.

Table 8.1. Jurisdictions of Non-Local Roads

ROAD NAME	JURISDICTION	RIGHT-OF-WAY (ft)
I-294 (Tri-State Tollway)	Illinois Tollway Authority	265
North Avenue	IDOT	200
Mannheim Road	IDOT	100
County Line Road	County	83
Lake Street	IDOT	66
Wolf Road	IDOT	66

Source: CMAP

INSERT Map 8: Transportation Map (Road Classifications and AADT)

Street Network and Connectivity

Connectivity measures how easily residents, workers, and visitors can take full advantage of services, public spaces and transportation options within Northlake. Connectivity is often measured by intersection density because this metric is most closely correlated with levels of walking, bicycling and transit use. But areas with short blocks and frequent intersections can also relieve traffic congestion on major arterials due to the numerous different route options to a given destination, resulting in shorter, more direct trips.

Transit

Northlake is served by Pace bus routes that provide connections to nearby communities and Metra stations. The following is a discussion regarding the transit issues and opportunities within the community.

Pace Bus Routes

Pace provides a variety of transit services for communities including fixed bus routes, vanpools, and Dial-a-Ride programs. Within the City of Northlake, Pace provides service along the major corridors which include North Avenue Bus 318, Mannheim Road Bus 330, Wolf Road which connects to Grand Avenue on Bus 319 and the Lake Street Bus 309. Pace provides access to neighboring Elmhurst, Berkeley, Melrose Park, Stone Park and Franklin Park. North Avenue Bus 318 has the highest weekday and weekend ridership with connections made to Harlem Avenue, Oak Park's Green Line Station and Forest Park's Blue Line Transit Station. The Lake Street Bus 309 also provides a connection to various CTA train stations along the Green Line. Despite the existing levels of service and routes, Pace buses are not utilized by a majority of residents and visitors who prefer to drive to their destinations (refer to Table 8.2).

Table 8.2. Pace Route Ridership*, 2010

PACE Route number and name	Weekday Ridership	Saturday Ridership	Sunday Ridership
318 West North Avenue	1,812	759	439
330 Mannheim - LaGrange Roads	1,073	433	
309 Lake Street	862	405	194
319 Grand Avenue	515	190	
757 Northwest Connection	167		

Source: RTAMS, *Ridership is averaged over the course of the year.

Metra

While Metra Commuter lines do not travel through Northlake, there are four stations within 2 to 3 miles of the City in neighboring communities. Tables 8.3 and 8.4 summarize ridership and parking utilization for each Metra station (data provided by Metra). As the table indicates, most riders access the stations by driving and the parking lots are well utilized. The nearest Metra Station to the City with the highest ridership is in Elmhurst due primarily to its good express service.

Table 8.3. Metra Boarding and Parking, 2006

Station	Rail Line	Boarding, 2006	Parking Capacity, 2008	Parking Utilization, 2006
Berkeley	UP-West Line	176	129	58%

Bellwood	UP-West Line	215	209	42%
Mannheim	MD-West	37	30	7%
Elmhurst	UP-West Line	1833	1104	98%

Source: RTAMS

Table 8.4. Metra Mode Access, 2006

Station	Walked	Drove Alone	Dropped Off	Carpool	Bus	Bike	Other
Berkeley	16%	68%	14%	3%			
Bellwood	10%	70%	15%	1%	0.01	2%	
Mannheim	88%	13%					
Elmhurst	20%	54%	17%	5%	1%	2%	1%

Source: RTAMS

INSERT Map 9: Transit Service and Non-Motorized Transportation

INSERT Map 10: Regional Transportation

Bicycle and Pedestrian Circulation

Non-motorized transportation is a unique component of a community's transportation infrastructure. Unlike motorized transportation modes that focus on efficient and fast movement of individuals, bicycle and pedestrian circulation plays an important role in improving the community's urban character, physical & mental health, and perception of safety.

Sidewalks

Northlake has a network of sidewalks within the residential neighborhoods that create a pedestrian-friendly environment. Unlike the residential areas, the commercial corridors lack sidewalks. Typically this form of roadway planning is a result of the limited rights of way widths and speed of vehicular traffic. By improving the sidewalk network, both pedestrian and bicycle connections within and outside Northlake will encourage walking and bicycling as an alternative mode of transportation.

Bike Routes and Trails

Northlake has the existing Midland Trail along Addison Creek and the Monkey Tail Trail near Whittier elementary school. The steering committee has already indicated the need to identify future trail segments and connections. Connections should be made to internal destinations within the community, but should also provide linkages to trails in adjacent communities.

Freight

Northlake has a significant amount of acreage devoted to industrial uses which makes efficient and safe freight movement (via rail and/or truck) an important component of the village's economy. With 67% of all freight movement in the Chicago region done by truck, how trucks move within Northlake is important to the local industrial businesses as it is likely their main method of transportation. Industry trends in container size stress the importance of having Class I and II roads accessing industrial land uses.

The City has both rail access provided by the Union Pacific-West Railroad line and connected spurs into the industrial areas. The nearby interstate system with access from the Mannheim Road going south into Northlake is a tremendous asset for the city and its industrial businesses.

Transportation Indicators

The following tables summarize how Northlake compares with the rest of the Chicago region on a number of important transportation metrics that give insight on how residents are moving around and how much they are spending on transportation. Table 8.5 shows that the number of miles driving annually by Northlake households is more than the rest of Cook County and slightly less than the region as a whole. This includes travel for work as well as travel for other daily activities.

Mode share indicates what percentage of trips taken using a specific type of transportation, such as residents driving alone or taking public transit. Eighty three percent of the working population in Northlake drives alone which is higher than the rest of the county and region. However, carpooling is higher at 13.2% making it environmentally friendly and cost reducing form of transport (see Table 8.6). The number of regional jobs that are accessible by car from Northlake is 36.9% which significantly higher than the county and nearly double when compared to the region (see Table 8.7). Conversely, regional job accessibility by transit is slightly lower at 28.2% than the county at 31.2%, leaving room to improve transit access in Northlake.

Table 8.5. Total Annual Vehicle Miles Traveled (VMT) per Household

Northlake	Cook County	Chicago Region (MSA)
18,148 Annual Miles	15,780 Annual Miles	18,272 Annual Miles

Source: Center for Neighborhood Technology, calculated for Municipal Energy Profiles, available at “H+T Affordability Index” website: <http://htaindex.cnt.org/map/>

Table 8.6. Mode Share, as Percentage of Work Trips

	Northlake	Suburban Cook County	Chicago Region <i>(compiled from workers in the seven counties)</i>
Total Workers	5,571	1,146,787	3,844,599
<i>Worked at Home</i>	97	46,443	181,715
Total Commuting Population	5,474	1,100,344	3,662,884
Drive Alone	83.3%	78.2%	72.8%
Carpool	13.2%	9.8%	9.1%
Transit	2.4%	8.3%	12.8%
Walk	0.6%	2.3%	3.4%
Other	0.5%	1.4%	1.8%

Source: 2010 American Community Survey 1-Year Estimates (for county and region figures); 2006 - 2010 American Community Survey 5-Year Estimates (for municipal figures). U.S. Census Bureau.

Note: Mode shares are expressed as percentages of the working population excluding those who work from home.

Table 8.7. Access to Jobs in the Region, by Travel Mode

	Northlake	Cook County	Chicago Region
Regional Jobs Accessible by Automobile (commute time of 45 minutes or less)	36.9%	27.4%	15.9%
Regional Jobs Accessible by Transit (commute time of 75 minutes or less)	28.1%	31.2%	20.9%

Source: CNT, "H+T Affordability Index": <http://htaindex.cnt.org/map/>. Primary dataset used is 2005-2009 American Community Survey, U.S. Census Bureau.

Housing and Transportation Affordability

Housing costs more than transportation in Northlake on average which is typical of the county and region according to the Center for Neighborhood Technology. Over the years 2006-2010, average housing expenditures in Northlake equaled \$1,227 per month or 28% of the Area Median Income of \$52,576 (See Demographics Section). However, average transportation expenditures were \$1,008 per month or 23% of the AMI. The combined cost of housing and transportation in Alsip is \$2,235 per month or 51% of AMI. Combined housing and transportation costs in Northlake exceed the affordable range of 45%.

The cost of transportation in any community depends on factors outside town boundaries, such as access to jobs, so it is important to measure how Northlake performs against regional benchmarks to understand what policies will improve local performance. In the Chicago-Naperville-Joliet Metropolitan Statistical Area in 2005-2009, the typical housing costs were 28% of AMI (similar to Northlake), typical transportation costs were 25% of AMI (slightly above Northlake transportation costs), and the combined costs were 53% of AMI. Overall, transportation and housing in Northlake exceeds the County and Chicago Region as a whole.

Table 8.8: Housing & Transportation Costs as Percent of Income per Household

	Northlake	Cook County	Chicago Region (MSA)
Housing Costs as percent of income	28.10%	26.75%	28.15%
Transportation Costs as percent of income	23.01%	19.57%	21.82%
"H+T" Costs as percent of income	51.11%	46.32%	49.97%

Source: CNT, "H+T Affordability Index": <http://htaindex.cnt.org/map/>. Primary dataset used is 2005-2009 American Community Survey, U.S. Census Bureau.

Note: *Red text* is used if the percentage exceeds the standard threshold of affordability: 30% for housing costs and 45% for housing and transportation costs combined.

Transportation Improvement Programs (TIP) in Northlake

The Transportation Improvement Program (TIP) is metropolitan Chicago's agenda of surface transportation projects. The TIP lists all federally funded projects and regionally significant, non-federally funded projects programmed for implementation in the next four years. The TIP is updated and amended regularly through the CMAP Transportation Committee.

The TIP helps both the transportation community and the general public track the use of local, state, and federal transportation funds. The TIP also helps Metropolitan Planning Organization (MPO) members, other transportation implementers, and planning organizations establish a transportation program that implements the goals of GO TO 2040.

Current Northlake TIP projects: ⁴

- Westdale School Sidewalks: Safe Routes to School - Westdale Elementary School
- Whitehall Avenue: Whitehall Avenue Wolf Road to Geneva Avenue
- Hirsch Street: Hirsch Street from Cul-de-Sac to Mannheim Road
- Northwest Avenue: From Grand Avenue to North Avenue - Bicycle and Pedestrian Route

⁴ CMAP TIP Database

Section 9: Natural Environment

This section provides information on the environmental features in the City of Northlake, also referred in this section as its green infrastructure system. The information was obtained from Cook County, the Illinois Environmental Protection Agency, the Illinois Department of Natural Resources (IDNR), the City of Northlake, and is based upon a visual assessment of existing conditions in the community.

Key Findings

- **The City of Northlake is lacking in public open space.** When compared to regional and national recommendations the City is short in public open space. As a built-out community acquiring property for new open space will likely be difficult. The City has worked with the two park districts that serve the community to ensure that quality amenities are available in existing parks.
- **The City has created a bike trail network that links a number of parks and neighborhoods.** The Midland Trail runs north to south, west of Wolf Road connecting a number of parks and residential neighborhoods.
- **Portions of Northlake are located within the 100-year floodplain.** Many homes built within the floodplain along Addison Creek experience flooding. The City continues to pursue funds to assist in parcel acquisition to convert properties to open space to aid stormwater management.
- **There are no large forest preserve properties within or adjacent to the City.** Although Forest Preserve properties exist approximately 3 miles east and west of the city, these forest preserves do not feel connected to the residents and no bicycle trail system connected to the preserves exists.
- **The City is continuing to improve City Hall to be more energy efficient.** The City continues to seek funding sources to make improvements to City Hall to improve its energy efficiency. Past projects include the replacement of windows, new air conditioning units, and a new roof.

Green Infrastructure

The Northlake Green Infrastructure system is comprised of the interconnected network of land and water resources that conserve natural ecosystem values and functions, sustain clean air and water, and provide a variety of benefits to people and wildlife. In the context of this plan, land resources are differentiated from water resources in that they are primarily terrestrial and include open space. As a compilation of resources, the green infrastructure of Northlake includes areas that are protected through existing laws and ownership, as well as areas not currently protected but important resources to be considered in development decisions such as Addison Creek and flood plain areas.

Water Resources

Watershed

The majority of Northlake is located in the Addison Creek Watershed with a small portion of eastern Northlake located within the Bensenville Ditch-Des Plaines River Watershed. Addison Creek Watershed is part of the larger Salt Creek Watershed, which is located in the Upper Illinois River Watershed basin. The main water body in Northlake is Addison Creek. According to the Illinois EPA's Section 303 (d) List, Addison Creek (stream segments GLA-02 and GLA-04) are impaired meaning they do not meet Illinois' standards for water quality.¹ Specifically Segment GLA-02 was assessed for Aquatic Life and Primary Contact (swimming) and was found to be in nonsupport (impaired) for both designated uses. Segment

GLA-04 was assessed for Aquatic Life and Aesthetic Quality and was found to be in nonsupport for both designated uses. The table below shows potential sources and causes for each stream segment.

Table 9.1. Stream Quality

Water Name	Segment ID	Priority	Miles/ Acres	Causes	Sources
Addison Creek	IL_GLA-02	Medium	6.69	Alteration in stream-side or littoral vegetative cover, Chloride, Other flow regime alterations, Changes in Stream Depth and Velocity Patterns, Fecal Coliform, Aldrin, Chromium (total), DDT, Hexachlorobenzene, Nickel, Phosphorus (Total)	Contaminated Sediments, Channelization, Loss of Riparian Habitat, Combined Sewer Overflows, Municipal Point Source Discharges, Urban Runoff/Storm Sewers, Upstream Impoundments (e.g., PI-566 NRCS Structures), Dam or Impoundment
Addison Creek	IL_GLA-04	Medium	3.42	Alteration in stream-side or littoral vegetative covers, Sedimentation/Siltation, Other flow regime alterations, Oil and Grease, Oxygen, Dissolved, Total Suspended Solids (TSS), Bottom Deposits, Aquatic Algae, Visible Oil, .alpha.-BHC, Copper, Hexachlorobenzene, Polychlorinated biphenyls, Sedimentation/Siltation, Phosphorus (Total)	Contaminated Sediments, Channelization, Loss of Riparian Habitat, Streambank Modifications/destabilization, Upstream Impoundments (e.g., PI-566 NRCS Structures), Municipal Point Source Discharges, Impacts from Hydrostructure Flow Regulation/modification, Urban Runoff/Storm Sewers, Dam or Impoundment

To help address these water quality concerns, the Salt Creek Watershed Network is active within the Salt Creek Watershed to raise awareness about issues facing the watershed.

Water Source, Supply, and Rates

Lake Michigan is the sole source of drinking water for Northlake. The Illinois diversion of Lake Michigan water is limited by a 1967 U.S. Supreme Court Decree to around 2.1 billion gallons of water per day. The Illinois Department of Natural Resources (IDNR) is responsible for the management of this resource and its use for not only Northlake but approximately 200 other systems through an allocation program. In 2010, the City was allocated 2.889 million gallons a day (MGD) from Lake Michigan; however the actual net pumpage was 2.123 MGD, representing 73% of the allocation.¹ The City receives all of its water supply from Melrose Park via the City of Chicago. Northlake's current water rate is \$6.07 per 1,000 gallons for residential customers and \$8.27 per 1,000 gallons for commercial customers

Drinking Water Quality Reports

Northlake is required by the United States Environmental Protection Agency (USEPA) to produce an annual water quality report (Consumer Confidence Report) as a result of the Safe Drinking Water Act.¹ For 2011, there were no reported drinking water quality violations for Northlake's drinking water supply.

Water Supply/Conservation Related Codes

Lawn sprinkling restrictions are in place May 15 through September 15. Persons with property with an odd-numbered street address may sprinkle on odd-numbered calendar dates. Persons with property having an even numbered street address may sprinkle on even numbered calendar dates. No sprinkling between the hours of 12:00 noon and 6:00 p.m. (Source: <http://www.northlakecity.com/water.htm>)

Land Resources

Public Parks

The City is served by two park districts: Veterans Park District and Memorial Park District. Residents on the south side of North Avenue and west of Wolf Road are served by the Memorial Park District.

There are nine parks in the City totaling 36 acres. Together these parks provide a variety of recreational and passive opportunities to Northlake residents.

With 12,323 residents, the 36 acres of open space equates to a ratio of 2.9 acres per 1,000 people. The GO TO 2040 plan recommends at least 4 acres per 1,000 people in the densest areas of the region and the National Recreation and Parks Association (NRPA) recommends a minimum of 10 acres per 1,000 people. As a built-out community acquiring parcels to create new public open spaces is difficult, therefore limited opportunities for new larger parks is likely limited in Northlake. The park district does work well with the school district and the City to share open space. For example, a new soccer field is operating under a sharing agreement with the Memorial Park District, the City of Northlake, and School District 87 near Riley Elementary School.

The parks and their amenities are shown in the following table.

Table 9.2. Northlake Park System

Park	Ball	Football	Gazebo	Picnic	Tot Lot	Splash Fountain	Bike Path	Dog Park	Volley-ball	Field House	Skate Park
Ful-Roy Park			X		X	X			X		
Nagle-Perri Park			X		X	X					
Jerome Park			X		X						
Grant Park	X	X	X		X					X	
Kahl Park	X				X					X	
Hansen Park			X		X	X			X		
Centerpoint Preserve				X			X	X			
Millennium Park Sandy Vasquez Community Center					X	X			X	X	X

Source: www.northlakecity.com

Regional Open Space

The City of Northlake is not within proximity to any large regional open spaces. The closest Cook County Forest Preserve properties are nearly 3 miles from the City boundary. The closest Forest Preserve is Schiller Woods located to the east of the city past neighboring Franklin Park.

Biking Trail

Midland Trail Bike and Fitness Path

The Midland Trail runs parallel to Wolf Road through the western portion of the City from Fullerton Avenue to North Avenue. The off-street trail is paved and includes fitness stations. The trail connects Jerome Park with Centerpoint Preserve and Grant Park.

Energy Use and Greenhouse Gas Emissions

Rising energy costs and changing energy needs raise economic, environmental, and even security concerns that impact local government, businesses, and households. Northlake’s energy and emissions

profile was analyzed as part of the Municipal Energy Profile Project for the seven-county Chicago Metropolitan Area. This information can be used to provide baseline metrics as well as indicators of where to target strategies to reduce energy use and emissions. Reducing energy consumption can strengthen economic development by reducing long-term energy costs for households and businesses and lessen environmental impacts by reducing greenhouse gas emissions. Steps taken to achieve other community goals, such as creating a more walkable community and providing an array of different housing types, can also have the dual impact of reducing energy consumption and the associated costs to households and businesses.

Electricity

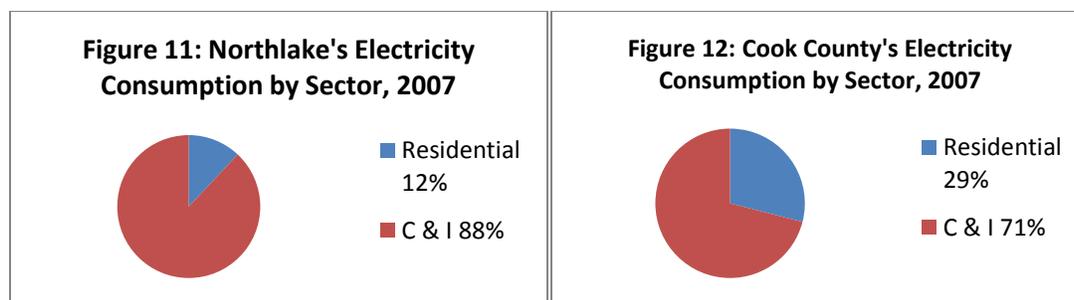
Electricity consumption in both the residential and commercial/industrial (C & I) sectors is currently increasing nationwide. Growth in consumer electronics and information technology equipment, as well as an increase in home size and air conditioning use are prominent reasons for consumption increases in the residential sector. In the commercial/industrial sector, increasing consumption is driven by telecommunication and network equipment along with specialized technologies such as medical imaging advancements.⁵ Electricity is measured in kilowatt (kWh) hours.

Total Consumption

In 2007, the amount of electricity consumed in Northlake was 246 million kWh (Table 9.3). 12% of the city's electricity consumption occurred in the residential sector; the remaining 88% was consumed in the C & I sector. Figure 11 and Figure 12 compare electricity consumption by sector in Northlake and Cook County.⁶

Table 9.3. Total Electricity Consumption (kWh), 2007

	Northlake	Cook County
Residential	28,588,988	14,915,965,265
C and I	217,120,508	35,664,503,040
Total	245,709,496	50,580,468,305



⁵ Energy Information Administration: "Miscellaneous Electricity Services in the Buildings Sector", AEO2007 <http://www.eia.doe.gov/oiaf/aeo/otheranalysis/mesbs.html>

⁶ For municipalities located within more than one county, the county that contains the largest area of the municipality was used for comparison purposes for this report.

Residential Consumption and Costs

In the residential sector, the city's average annual consumption per household is 7,645 kWh. Factors that affect electricity usage include square footage, presence and efficiency of air conditioning, efficiency of lighting, appliances and systems, and occupant behavior. Table 2 compares city's average annual consumption and cost per household to that of the county.

Table 9.4. Residential Electricity Consumption & Costs, 2007

	Northlake	Cook County
Number of households	3,740	1,939,190
Average kWh per household	7,645	7,692
Average annual \$ per household*	\$823	\$828

*Calculated using average residential sales per kWh (ICC Utility Sales Statistics 2007)

Natural Gas

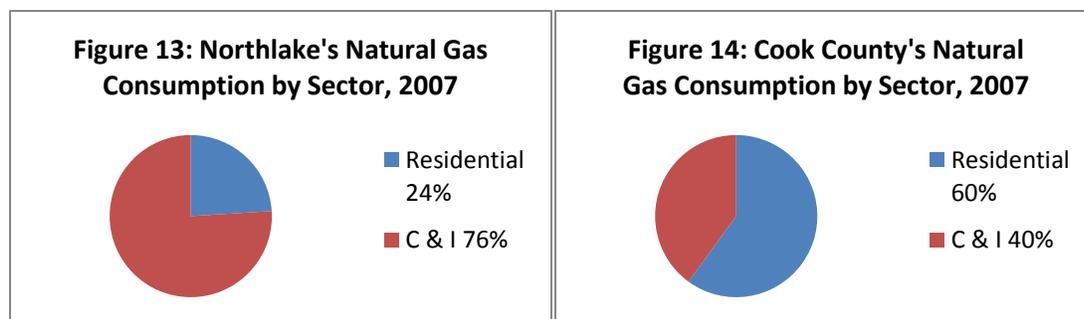
In Northern Illinois, natural gas is the primary space heating fuel. In addition to space heating, natural gas is commonly used for hot water heaters, clothes dryers, and cooking in the residential sector. However, natural gas consumption has been decreasing slightly over time in both the residential and commercial/industrial sectors as homes and buildings become more efficient and de-industrialization occurs. Natural gas is measured in therms.

Total Consumption

In 2007, the amount of natural gas consumed in Northlake was 15 million therms (Table 3). 24% of the city's natural gas consumption occurred in the residential sector; the remaining 76% was consumed in the C & I sector. Figures 13 and Figure 14 compare natural gas consumption by sector in Northlake and Cook County.

Table 9.5. Total Natural Gas Consumption (Therms), 2007

	Northlake	Cook County
Residential	3,610,791	2,191,453,638
C and I	11,394,695	1,442,823,862
Total	11,394,695	3,634,277,500



Residential Consumption and Costs

In the residential sector, the city's average annual consumption per household is 966 therms. Factors that affect natural gas usage include building size, building age, building envelope efficiency, efficiency

of the furnace, boiler and water heater, as well as occupant behavior and building operations and maintenance. Table 9.6 compares the City's average annual consumption and cost per household to that of the county.

Table 9.6. Residential Natural Gas Consumption & Costs, 2007

	Northlake	Cook County
Number of households	3,740	1,939,190
Average therms per household	966	1,130
Average annual \$ per household*	\$858	\$1,274

*Calculated using average residential sales per therm (ICC Utility Sales Statistics 2007)

Vehicle Miles Traveled in Northlake

Typically, transportation accounts for the second largest portion of energy usage after buildings. For this report, Vehicle Miles Traveled (VMT) was tabulated from travel statistics provided by the Illinois Department of Transportation (IDOT) and scaled to your municipality based on Illinois Environmental Protection Agency (IL EPA) odometer and population data.

Total Consumption

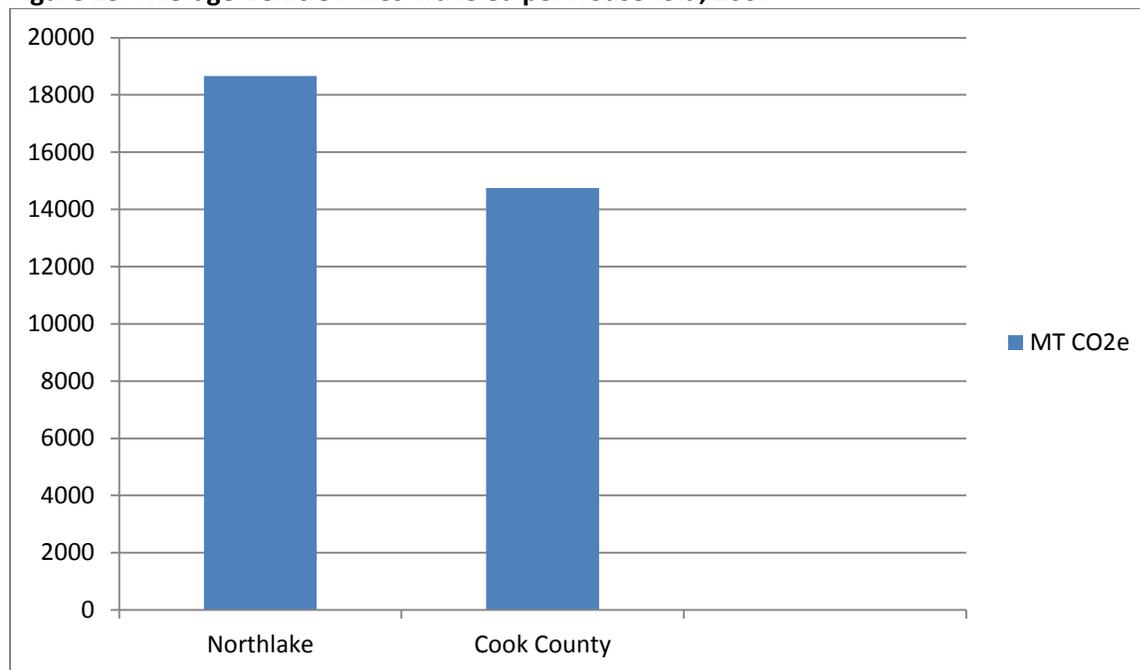
In 2007, total on-road travel on Northlake roads accounted for 87.6 million miles (Table 5), which captures trips only within municipal boundaries. Further analysis shows that the average household in Northlake drove 18,662 miles (Figure 15), totaling 69.8 million miles for all Northlake households.

Factors that affect VMT per household include access to jobs, proximity to businesses and amenities, availability of public transportation, and community walkability. Variations are also influenced by many different demographic factors including income, household size, and workers per household. For example, large households with higher incomes may own multiple cars and drive more. Households situated close to reliable public transit or major employment centers may experience decreased annual VMT because they are not as dependent on cars.

Table 9.7. Vehicle Miles Traveled (VMT), 2007

	Northlake	Cook County
Total on-road VMT	87,623,111	32,843,861,704
Household VMT	69,795,851	28,587,771,005

Figure 15: Average Vehicle Miles Traveled per Household, 2007



Emissions Profile for Northlake

In addition to understanding energy consumption, it is important to recognize the relationship between energy and greenhouse gas emissions. Emissions attributed to electricity consumption are different from those attributed to natural gas consumption because of differences in the production of energy from different sources.

Most of the world’s energy originates from the burning of fossil fuels including coal, petroleum, and natural gas. Fossil fuels consist of hydrogen and carbon, and when burned, the carbon combines with oxygen to create carbon dioxide.

However, all energy is not created equal. The amount of carbon dioxide produced for a given unit of energy depends on the carbon content of the fuel source. For example, coal (used to produce electricity) emits nearly two times the carbon dioxide per unit of energy compared to natural gas. Understanding this off balanced relationship is important when calculating emissions and identifying strategies to reduce emissions.

Emissions Calculations

The city’s greenhouse gas emissions profile was calculated for 2007 using United Nations Intergovernmental Panel on Climate Change (IPCC) methods and local data sources in combination with modeling of national data to local demographics. All data presented are measured in metric tons (MT) or million metric tons (MMT) CO₂e (carbon dioxide equivalent), to enable comparison internationally. Emissions were calculated for the six major categories of greenhouse gases regulated under the Kyoto Protocol: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Emissions were converted into CO₂e using global warming potentials from the IPCC Fourth Annual Assessment Report. Activity data were translated into emissions using standard emissions factors and global warming potentials.

Emissions Profile for Northlake

An energy profile in the community serves as the basis for conducting a community greenhouse gas emissions profile. In addition to energy and transportation, which are by far the biggest contributors to greenhouse gas emissions, this emissions profile includes estimates for solid waste, waste water, and product use based on regional totals previously analyzed for a regional profile developed for the Chicago Metropolitan Agency for Planning (CMAP).

Below is the breakdown of Northlake's emissions by sector (Table 9.8 and Figure 16). Figure 17 provides another context through comparison of Northlake's and Cook County's 2007 emissions per capita. It is important to note that emissions per capita includes industrial uses.

Table 9.8. Northlake's Emissions by Sector, 2007

Sector	MMT CO ₂ e
Electricity	0.172
Natural Gas	0.080
Transportation	0.044
Sold Waste	0.008
Waste Water	0.001
Product Use	0.006
Total	0.312

Figure 16. Northlake's 2007 Emissions Total MMT CO₂e: 0.312

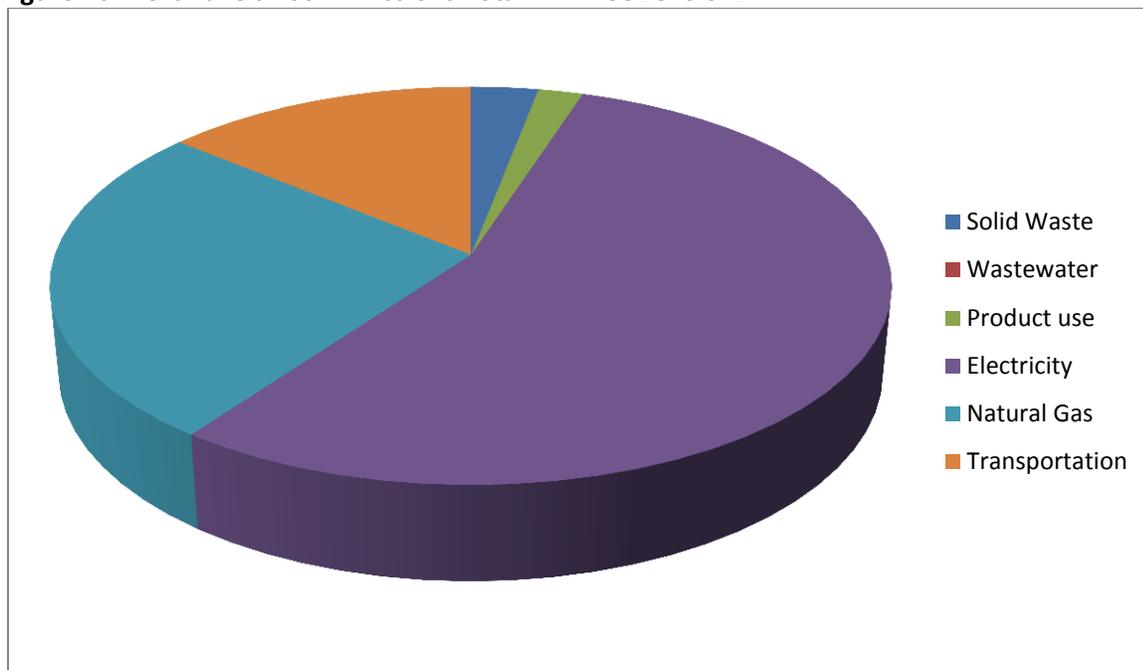
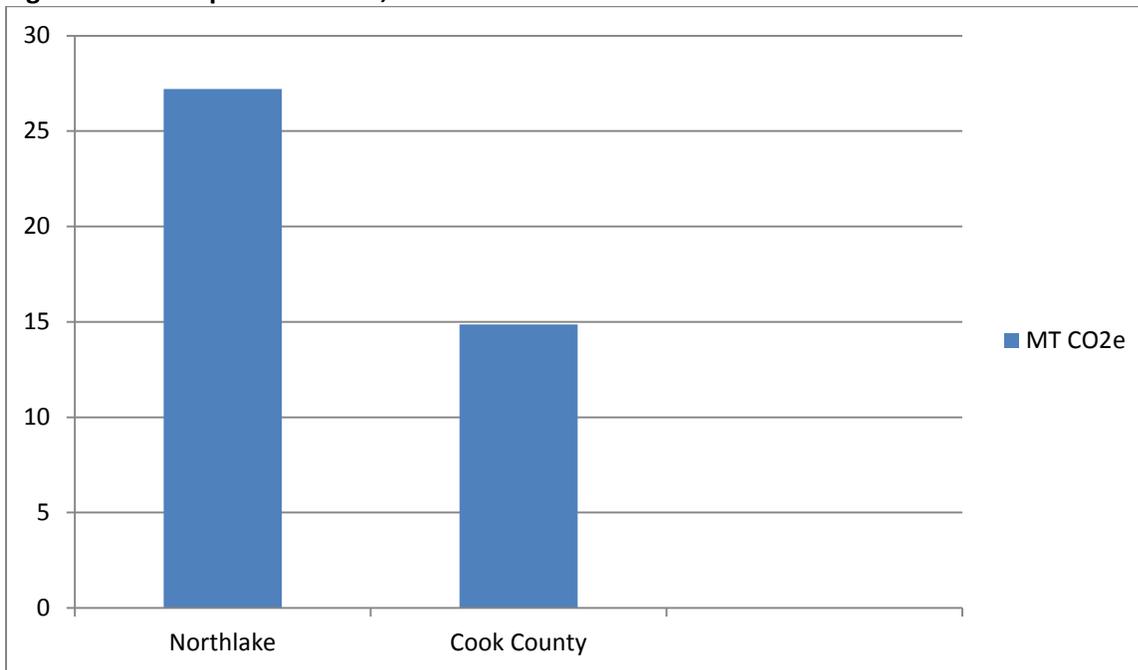


Figure 17 provides another context through comparison of Northlake's and Cook County's 2007 emissions per capita.

Figure 17. Per Capita Emissions, 2007



City of Northlake Green Initiatives

The City of Northlake has completed green initiatives in the past. One of the largest is the acquisition of properties for conversion of open space to assist in stormwater management. Another is the creation of new parks and open space throughout the City especially the large Centerpoint Preserve. Currently the City is updating City Hall to make it more energy efficient. In October 2011, the City replaced the windows at City Hall with more energy efficient windows through an \$186,000 grant administered by the Metropolitan Mayor's Caucus. The next phase of work will be the installation of energy efficient interior and exterior lighting and the replacement of three air-conditioning units with more efficient units. The City has also replaced the roof and added new solar tubes that provide natural light.

Section 10: Community Facilities and Infrastructure

The purpose of this section is to provide an inventory of public services and facilities and identify gaps, if any, that need to be filled going forward. Existing community services are provided by the City, Cook County, regional organizations, and private entities. The information in this section was obtained from City staff, the Institute of Education Sciences, a division of U.S. Department of Education, and project team research and analysis.

Community Services and Facilities

City of Northlake Services

The City of Northlake provides a number of services for its residents, divided into the following departments: building, mayor's office, clerk's office, finance, fire, parks, police, public works and water. The following municipal facilities are located within the city, see Figure 18.

- Northlake City Hall
- Northlake Police Station
- Public Works Facility
- Northlake Fire Protection District
- Sandra Vasquez Community Center
- Northlake Public Library District
- Veteran's Park District
- Memorial Park District
- Senior Housing Facilities
- Medical Facilities

City Hall

City Hall is located at 55 E. North Avenue. City hall is located in front of Northlake's police station and shares the same address. According to the city's website the city employs approximately 90 full time staff including members of the police force.

Police Station

Northlake's Police Station is located next to City Hall and shares adjoining parking lots. City officials wanted a new station that would unite the City campus, yet possess a unique identity for the department. They desired a station that was inviting to the community and provided an efficient work environment for staff. The one-story police facility with a full basement includes a dispatch communications center, firing range, and two-car sally port. The police department is divided into the following areas: Administration, Patrol, Investigation and Support Services.

Public Works Facility

The mission of Northlake's Public Works is to deliver quality services to enhance the living and working environment of the City of Northlake. The department of Public Works employs 14 workers and maintains approximately 47 miles of City streets, parking lots, storm sewers, water mains, parkways, and a fleet of City vehicles. The public works department houses all administrative, street, parkway maintenance and vehicle repair services and operates out of the facility located at 100 W. Palmer Avenue.

Fire Station

The main purpose of the District is to be the first response to the public in emergency situations. To aid in the prevention of emergency situations the District offers many non-emergency services including:

Annual Open House, Block Party Request, Blood Pressure Check, Child Safety Seat Installation, etc. The Northlake Fire Protection District is as a separate government body known as a Special District which is not part of the City of Northlake. The fire station is located on 118 E. Parkview Drive. Northlake's airspace includes two runways which split aerial regions from aircraft taking off from O'Hare International Airport located four miles from the Firehouse.

Community Center

The Sandra Vasquez Community Center is a wonderful asset to the Northlake community provided by the city. The outdoor park and indoor hall is used for local events and hosted CMAP workshops during the planning process. Located on 316 N. LaPorte Avenue, the center is walking distance from Northlake's Public Library and the surrounding residential neighborhood.

Figure 18. Community facilities in Northlake, 2012

Source: CMAP

Religious Institutions

There are several religious institutions within the city; these include St. John Vianney, Bethel Fellowship, St. John the Baptist Melkite Catholic, Christ Evangelical Lutheran, Northlake Lutheran, Parkview Baptist, Trinity Presbyterian and Saint Peter's Jacobite Syrian Orthodox Church. In addition to religious institutions Fairview Memorial Cemetery is located on the northwest corner of the city.

Northlake Public Library

The Northlake Public Library is centrally located in the community on 231 N. Wolf Road. The library is easily accessible from surrounding worship centers, Casa San Carlo Retirement and JW Riley Elementary School. The facility has been serving the Northlake community since 1957, with its most recent building constructed in 1993 on Wolf Road. Programs are offered in both English and Spanish serving the needs of Northlake's Hispanic population. Northlake also has an active presence in the community through social media.

Northlake Park District

Most of the City of Northlake falls within the boundaries of Veterans Park District which covers Melrose Park, unincorporated Leyden Township, areas of Franklin Park and some areas of River Grove as well as the area north of North Avenue in Northlake. Residents on the south side of North Avenue and east of Wolf Road in Northlake are within the boundaries of Memorial Park District which covers areas of Bellwood, Berkeley, Hillside, Melrose Park, Stone Park as well as Northlake. Both Park Districts own and operate a number of parks and facilities throughout the city including Grant Park Recreation Center and Kahl Park operated by Veterans Park District.

Health Care Facilities

Kindred Hospital Chicago Northlake is located just eight miles from O'Hare International Airport and 14 miles from downtown Chicago. The local hospital provides long-term care especially to medically complex patients. Their mission is to promote healing and provide hope to each patient they serve.

Senior Center Facilities

Resurrection Health Care has held an active presence in the community at the Villa Scalabrini Nursing and Rehabilitation Center since 1951. The rehabilitation center is located on 480 North Wolf Road adjacent to another senior center, Casa San Carlo: Affordable Independent Living Retirement Community. Casa San Carlo holds a strong standing in Northlake, and according to its website is considered one of Chicagoland's finest senior homes.

Educational Institutions

School Districts 83, 87, 209 and 212 serve the Northlake student population. Of these districts there are four grade schools, one middle school and two high schools. Westdale Elementary School and West Leyden High School are located next to each other close to the intersection of Grand Avenue and Wolf Road. Leyden High School District 212 serves neighboring Franklin Park serving a total of 3,500 students. Manheim School District 83 has two elementary schools in the northern area of Northlake: Westdale Elementary School and Roy Elementary School. Under Berkeley School District 87, Whittier Elementary School serves Northlake students along with nearby communities of Berkeley, Bellwood, Stone Park, Melrose Park, and Hillside. South of North Avenue, JW Riley Elementary School and Northlake Middle School are located in adjoining buildings.

Parkview Baptist Academy and St. John Vianney School are private schools in Northlake. A branch of Oak Leyden Development Services is located on 420 Geneva Avenue and is a special entity in the community that serves children and adults with development disabilities. Elmhurst College and Triton College are regional institutions that also serve Northlake's continuing education needs.

Other Institutions

Northlake is also home to several other institutions of note:

- *Northlake Chamber of Commerce*
- *Northlake Post Office*

Community Health

There is a strong relationship between health and planning issues such as transportation, open space, and healthy food. The dramatic rise in chronic disease rates in communities throughout the country has put the spotlight on the importance of the relationship between public health and planning. To help improve community health, planners and public health officials have begun to promote design and development patterns that accommodate/promote physical activity. In recent years, plans have begun to add health components to improve community health through better land use planning. For these reasons, the existing conditions report provides an analysis of current health related services, facilities, and programs in the City of Northlake.

Food Access

Access to local food is a growing interest among Northlake residents. Local food refers to a product available for direct human consumption that is from a community's region or adjacent region. Defining the distance is up to the discretion of the community, but is typically between 100 to 300 miles. Building a strong local food system has been documented to produce a range of benefits, ranging from economic concerns, like job creation and property value increases, to more quality-of-life and environmental attributes, such as increased community interaction and stormwater retention.

Currently residents can access local food at a number of locations in the City primarily at grocery stores. In terms of production, besides private gardens, Northlake does not have community gardens. Private residential gardens are an essential component of a local food system.

Section 11: Identity & Character

This section details the physical characteristics and distinguishing cultural elements of the City of Northlake. The section focuses on the varying appearance of the residential areas, the commercial/industrial areas, City facilities, and gateway features that are installed at key points leading into the community.

Key Image and Identity Findings

The following are key conclusions regarding the existing conditions of Northlake's image and identity. Moving forward in the planning process, these key findings should help to shape (and inform) the community's vision, goals and objectives, and ultimate recommendations of the Comprehensive Plan in terms of preserving and enhancing the City's character.

- **Residential neighborhoods are generally well-maintained and attractive.** The character of the detached single family home neighborhoods, as well as the majority of the newer multi-family developments are well maintained and attractive which adds significantly to the overall character of the community. Unfortunately there are some older, larger apartment buildings that are in need of repair and maintenance, however, the City has begun to work with property owners to improve the appearance of these apartment buildings.
- **The image of the commercial and industrial properties in the City varies between attractive and unattractive appearances.** The majority of the newer commercial and industrial businesses are attractive, especially along western portion of North Avenue, while other older commercial and industrial properties in other areas of the City are generally in need of façade and/or parking improvements.
- **The varying facades, architectural styles, and signage along North Avenue is generally unattractive.** As the main gateways through the City, especially North Avenue are generally unattractive and represent "visual clutter". Many residents have stated at public meetings that the different types of signage used throughout the corridor including a stuffed gorilla and flower pots on a roof are unique but seen as unattractive by some.
- **Pedestrian amenities and landscaping vary greatly in commercial areas.** Newer commercial developments generally have parking areas that include landscaping and pedestrian sidewalks/crosswalks. Older commercial areas especially along North Avenue lack streetscaping and pedestrian amenities.
- **Northlake has a long history of "friendliness", of installing gateway signage into the City, and of supporting cultural heritage.** The City of Northlake is known as the "City of Friendly People". The City has done an excellent job at using its logo throughout the community and on gateway signs located at key entrance points into the community. The City does need to work with the owners of the rail line running parallel to the tollway to improve the appearance of the rail bridge and rail property at North Avenue. This creates an unattractive and purely industrial image of the community. The diverse demographics of the community add significantly to the character of Northlake. Specialty stores and festivals support the economic and cultural vitality of the City.

Residential Areas:

In general, residential areas are attractive and well maintained. The majority of the homes are ranch and cape cod styles and most have well maintained properties. New residential developments such as Wolf Ridge are attractive and of high-quality. There are attractive multi-family structures in the City, however, large older apartment developments such as King Arthur Court are in need of improved maintenance and repair.

Commercial and Industrial Areas

The condition and appearance of the commercial and industrial areas are wide-ranging. In general, newer developments are attractive consisting of high quality architecture and design, while older commercial and industrial properties are in need of improved maintenance. Adding to the image of the commercial areas is the variety of business signage. Signs vary greatly by size, type, and height.

City Facilities

The City of Northlake has attractive and well maintained facilities located throughout the community that support its quality image and identity. The City is making improvements to its current City Hall and has recently constructed a new, state-of-the-art Police station.

Gateways

The City of Northlake has done a good job to install attractive welcome signs with quality landscaping at key entrance points into the community. These “gateway” features help to distinguish the City from adjacent municipalities and strengthen its sense of identity. Unfortunately, the entrance to the community from the west on North Avenue, below the rail bridge, is unattractive.

INSERT Figure 19: PHOTOS OF RESIDENTIAL AND MUNICIPAL BUILDINGS

Section 12: Looking Forward

The City of Northlake is known as the “City of Friendly People” and that image is carried through its quality residential neighborhoods, its quality municipal services and facilities, its schools, parks and local businesses. Together these contribute to the quality of life enjoyed by its residents and businesses owners. Enhancing these qualities should be one of the central themes of the Plan. Based on the key findings of this report, the following themes emerged as priority issues to be addressed by the plan:

Improve the appearance of the City’s gateways and commercial corridors

Residents and businesses expressed a desire to improve the appearance of the key gateways and corridors leading into and through the City. Improving the streetscaping along North Avenue and Wolf Road will help create an environment where pedestrians feel comfortable and the image of Northlake is strengthened overall. Several facades for businesses along North Avenue would benefit from architectural enhancements; the plan will likely strategize on ways to promote better lighting, signage, and the use of color and texture in the facades to attract visitors and to maintain a favorable visual effect along commercial corridors.

Improve direct access to the I-294

Although the City of Northlake is within proximity to the tollway system and overall has excellent access there is a lack of direct access to I-294. The plan will likely support the City’s goal of working with IDOT to create a direct access to I-294 from North Avenue. A new access point would benefit the City in a number of ways including more efficient access to the interstate system for residents and businesses.

Develop a strategy for potential annexations of unincorporated parcels

Large unincorporated areas exist north and east of the City. The plan will identify future land uses for all unincorporated areas within 1 ½ miles of Northlake’s municipal border and will also include recommendations for any potential annexation. The plan will likely include potential strategies for determining if potential annexations would be a benefit for the City. A preliminary strategy is for the City to reach a boundary agreement with Franklin Park which would eliminate all the unincorporated land between the two cities.

Continue to improve the appearance and quality of the older apartment buildings in the City

Currently a number of older, larger apartment complexes are in need of improved maintenance and repair. Although there are some well-maintained multi-family buildings, such as the Wolf Ridge Condominiums, older areas such as King Arthur Court need reinvestment. In the past, the City has converted older apartments into upgraded units. For example, in 2007 the City purchased Rhodes Manor Apartments (now known as Creekside Village) for \$4 million with the long-term goal of converting the units to owner-occupied condominiums. The Plan may recommend that the City continue to redevelop and improve selected multi-family rental dwelling units. Some may be converted to affordable condominiums. The plan may also include strategies that will ensure new multi-family developments are well-planned and attractive such as the use of residential design guidelines.

Determine if a previous study to develop a mixed-use project at the northeast corner of Wolf Road and North Avenue is still a community goal

In 2009 the Homes for a Changing Region report recommended the development a new mixed-use project near the northeast corner of North Avenue and Wolf Road. The plan recommended a mixed-use development near the floodway and near the new Wolf Ridge Condominiums project. This development would feature new open spaces surrounded by infill housing, dominated by townhomes and small lot single-family homes. It would also feature a redesigned North Avenue streetscape. The

Comprehensive Plan should reexamine the project's details and create updated strategies to assist in its development.

Minimize flooding along Addison Creek

Because homes were constructed within the floodplain of Addison Creek there continues to be flooding concerns. The City has worked overtime to purchase homes within the floodplain to convert to open space and has also constructed a large detention basin north of King Arthur Court. The plan will likely include recommendations to minimize impacts from flooding within the southern section of the community within the flood plain.

Work with Commonwealth Edison to improve the consistency of electric service in the City

Although this is outside of the typical purview of the recommendations of a comprehensive plan, the City should meet regularly with the electric utility to improve electrical service to Northlake residents and business owners.